



**GASCOIGNE
HALMAN**

50a Bronington Close, Northenden
£195,000.00

THE AREA'S LEADING ESTATE AGENCY



A large and spacious two double bedroom ground floor apartment, located in a highly sought after and gated, purpose built apartment block. The property is ideal for first time buyers and investors alike and benefits from being only moments from local amenities and excellent transport links. Boasting a leafy outlook over Rose Hill Woods with allocated parking and marketed with No Vendor Chain.

Property details

- A Spacious Ground Floor Apartment
- Two Excellent-Sized Double Bedrooms, an En-Suite Shower Room and Three-Piece Family Bathroom
- Large Living Room With Dual Aspect Windows
- Fitted Kitchen and Useful Storage Cupboard
- Secure Gated Development with Allocated Parking Space and Well-Kept Communal Gardens
- Offered to the Market With No Vendor Chain



About this property

Internally the property comprises of; welcoming entrance hallway with useful storage cupboard, a large primary bedroom which benefits from a leafy outlook and a three piece en-suite shower room. A further double bedroom which is served by a three piece contemporary bathroom suite. The spacious dining kitchen comes completes with fitted units. A bay fronted good sized living room completes the internal accommodation.

Externally the property is located within a highly sought-after purpose-built apartment block with secure gates. The property offers allocated parking and close proximity to Rose Hill Woods, local amenities and excellent transport links.

Offered to the market with No Vendor Chain.

Northenden has excellent commuter links via the M56 and M60 together with Princess Parkway and A34 providing easy access to the City Centre. Manchester International Airport is a ten minute drive away.

Northenden Centre has a good range of small shops- Tesco Express, Coop, Costa, butcher and greengrocer with larger supermarkets ten minutes away.

The River Mersey Green Belt is close by incorporating the Trans Pennine Walking Trail. The house is on National Cycle Route 62.

Withington, Didsbury and Northenden Golf Clubs are all a short walk along the banks of the river in both directions.

Schools in the area are good with the C of E primary school now forming part of the St James and Emmanuel Academy Trust in Didsbury. The new Didsbury High School located on Princess Park Way opened in 2019.





DIRECTIONS

M22 4YG

COUNCIL TAX BAND

C

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

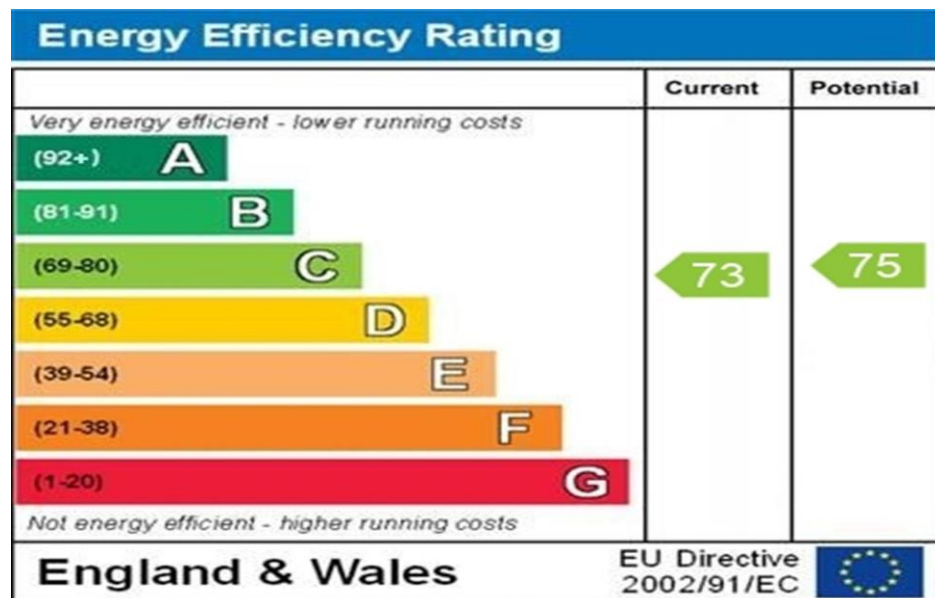
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

None

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

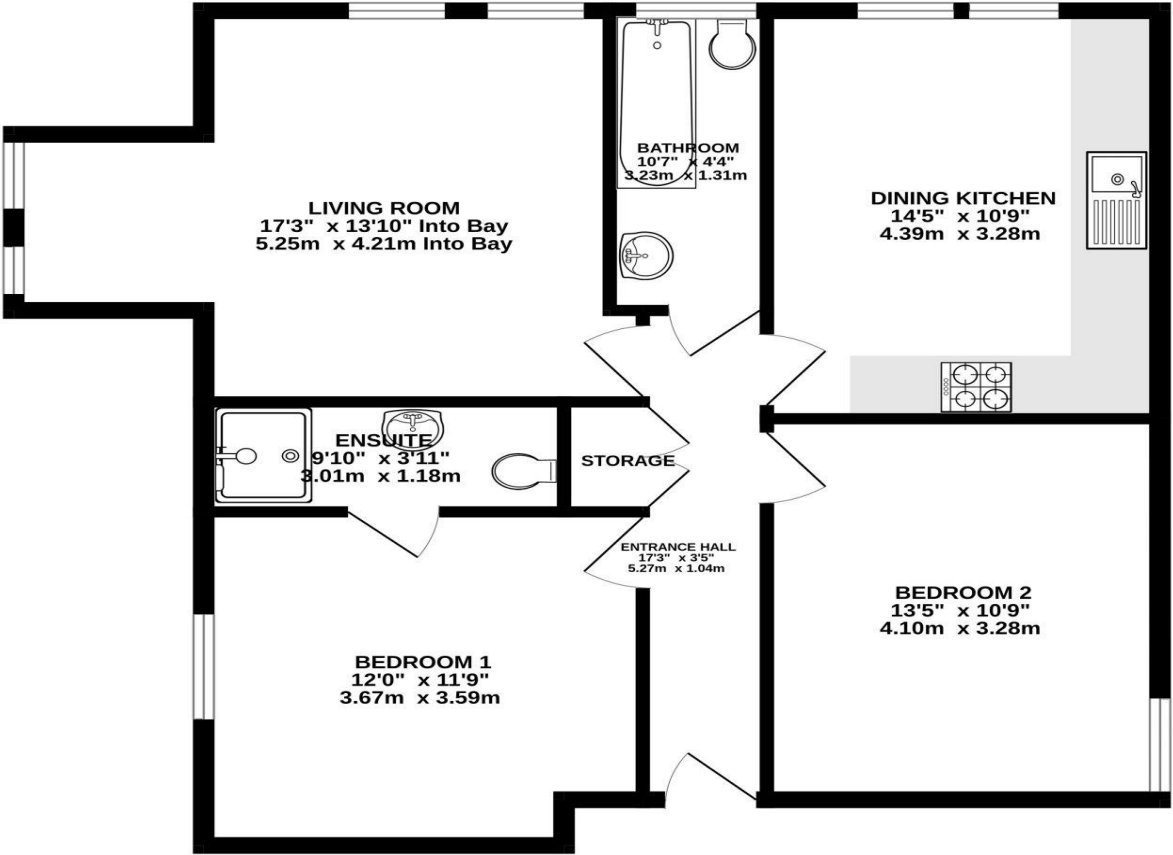
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.





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