



**GASCOIGNE
HALMAN**

Clyde Road, West Didsbury
£200,000.00

THE AREA'S LEADING ESTATE AGENCY



A well-presented and spacious one bedroom apartment boasting its own private entrance, modern kitchen, stylish refitted bathroom, good-size living/dining room, separate WC and useful storage facilities. The apartment also has the added benefit of its own private West facing terrace, perfect for Al Fresco dining with allocated resident parking directly next to the entrance. Sold with no vendor chain.

Property details

- Spacious One Bedroom Apartment
- Modern Interior Throughout
- Stylish Refitted Bathroom
- Large Bedroom With Fitted Wardrobes
- Open-Plan Living/Dining Kitchen
- Private West Facing Terrace



About this property

We are pleased to introduce this modern and spacious lower ground floor apartment which is sure to be popular.

Well-presented throughout the property offers modern living with excellent room sizes and comprises internally; entrance hallway with useful utility cupboard and refitted WC, large living/dining room opening to a refitted contemporary kitchen, a generous sized bedroom with fitted wardrobes and a stylish refitted bathroom completes the internal accommodation. Externally the property has been very well-maintained with private resident mail boxes and walled frontage.

The apartment itself is accessed through its own private entrance to the rear of the property and boasts its very own private West facing terrace for Al fresco dining or outdoor seating area.

Superb West Didsbury location moments from Burton Road and Metrolink.

There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Burton Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages. The Metrolink Stations on Burton Road and Lapwing Lane will provide easier access into Manchester City Centre and the Media City.





DIRECTIONS

M20 2WJ

COUNCIL TAX BAND

B

TENURE

Leasehold

SERVICES (NOT TESTED)

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

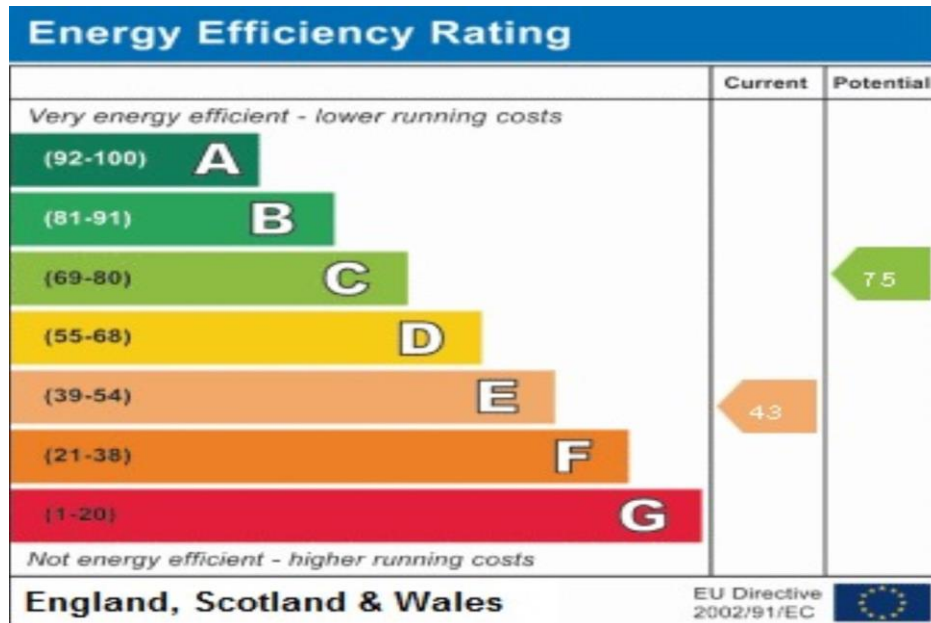
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

Electric

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Cable

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

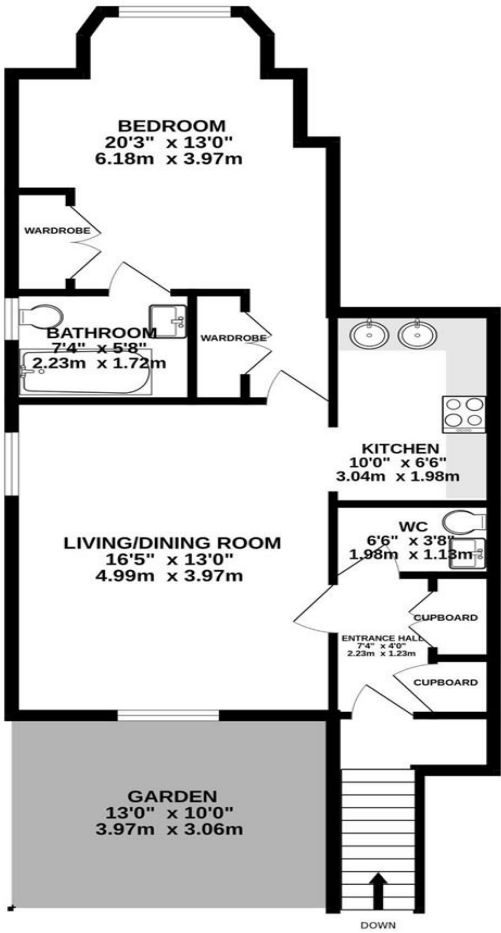
Ask Agent

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.

LOWER GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 633 sq.ft. (58.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023



THE AREA'S LEADING ESTATE AGENCY

0161 445 7474 didsbury@gascoignehalman.co.uk
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

6RN