



**GASCOIGNE
HALMAN**

Nell Lane, West Didsbury
£525,000.00

THE AREA'S LEADING ESTATE AGENCY



A particularly tastefully presented modern home, situated just short stroll from West Didsbury's famous Burton Road with its ever popular independent shops, bars, restaurants and excellent transport links. With generous accommodation over three floors, a lovely rear garden and off road parking, this excellent family home is in move in condition and is bound to appeal to a wide range of buyers. Offered to the market with No Vendor Chain.

Property details

- A Well Presented and Spacious Modern Townhouse
- Large Living/Dining Room and a Modern Fitted Kitchen
- Four Good Sized Bedrooms and Two Contemporary Bathroom Suites
- Attractive Frontage, Off Road Parking and an Enclosed Rear Garden
- Located Moments From Burton Road and Excellent Transport Links
- Offered to the Market with No Vendor Chain



About this property

Accessed via the garden frontage the accommodation comprises an entrance hallway, a spacious living/dining with lovely windows to the front flooding this space with natural light, and a large opening through to the kitchen at the rear of the property. The kitchen is fitted with an excellent range of integrated appliances. A useful downstairs cloakroom/WC is just off the kitchen with access to useful under stairs storage.

On the first floor the landing leads to two bedrooms and the family bathroom, the front bedroom has an excellent range of built in wardrobes and a Southerly facing balcony.

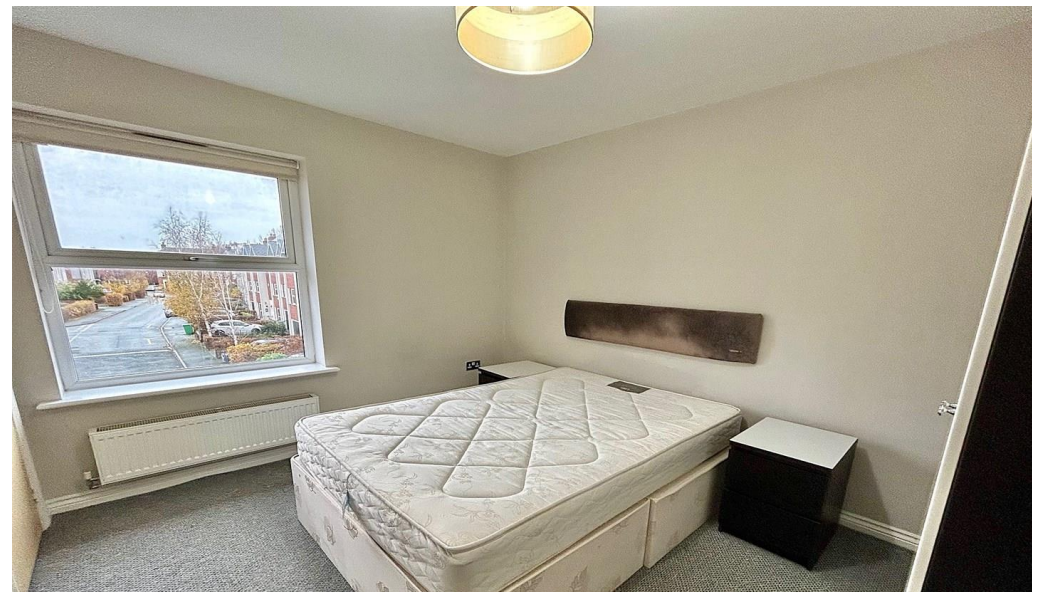
To the second floor there are a further two double bedrooms and a stunning principal suite with a stylish three piece en-suite and delightful views.

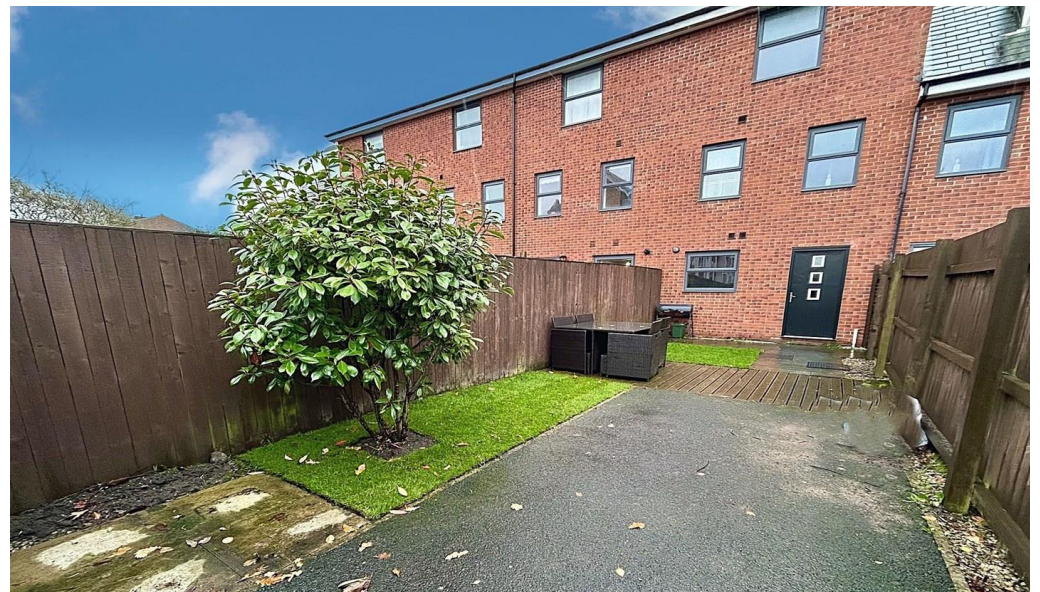
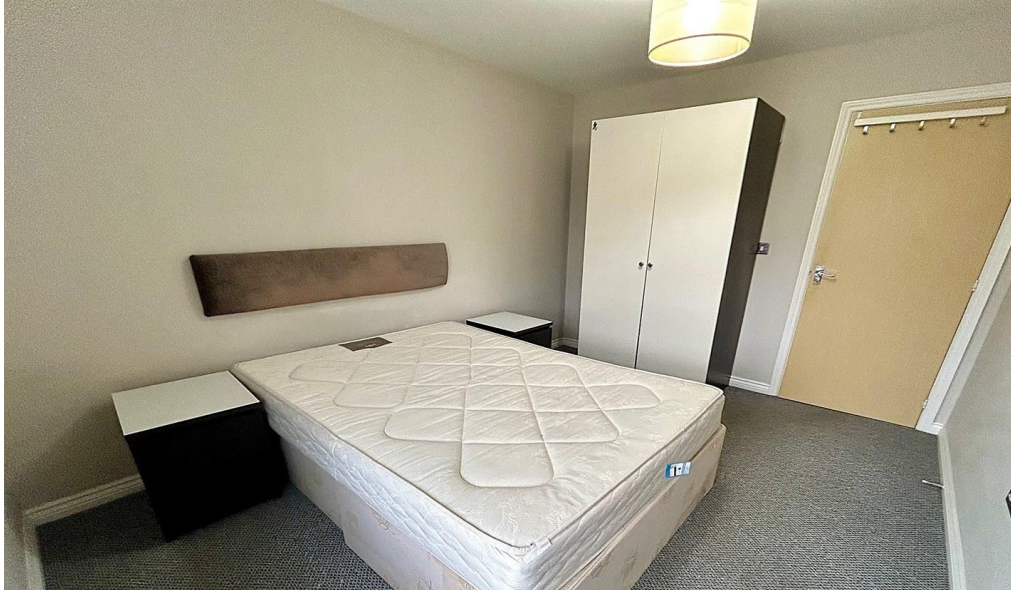
Externally, in addition to the garden frontage, there is an enclosed rear garden with a paved patio adjacent to the house and path extending to the gate at the rear leading to the parking area. There's a good-sized lawn and fenced boundaries.

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 Withington will provide easier access into Manchester City Centre and the Media City.









DIRECTIONS

M20 2LG

COUNCIL TAX BAND

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TENURE

Freehold

SERVICES (NOT TESTED)

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

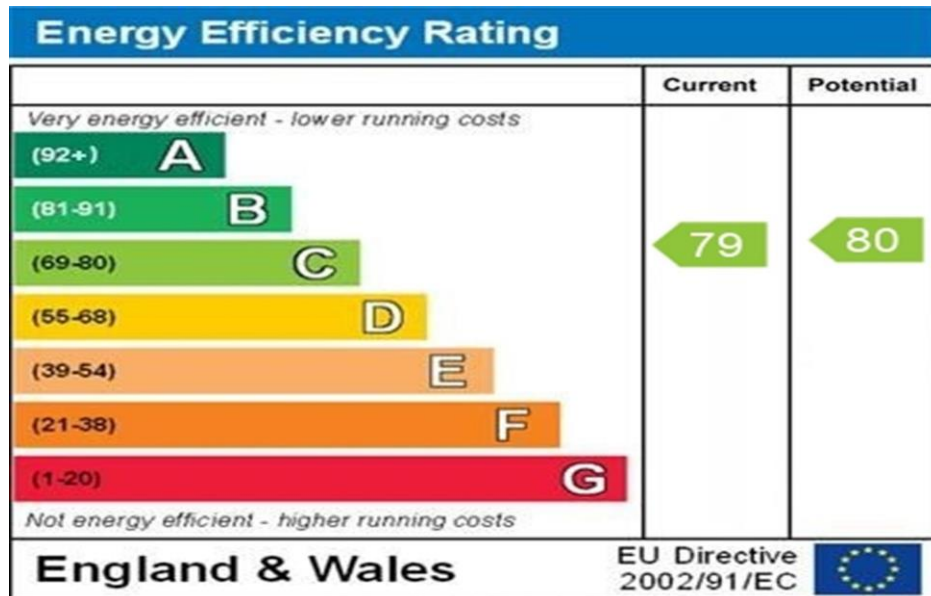
LOCAL AUTHORITY

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?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

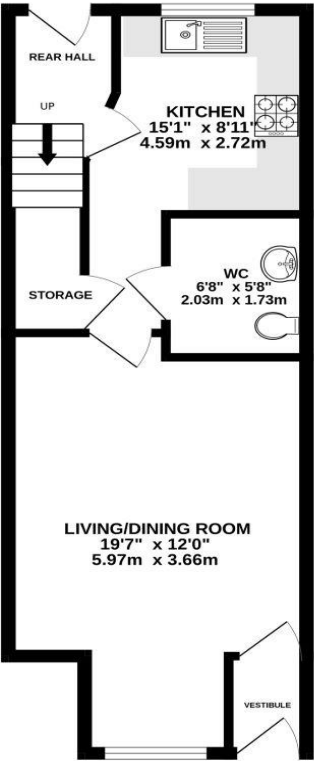
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

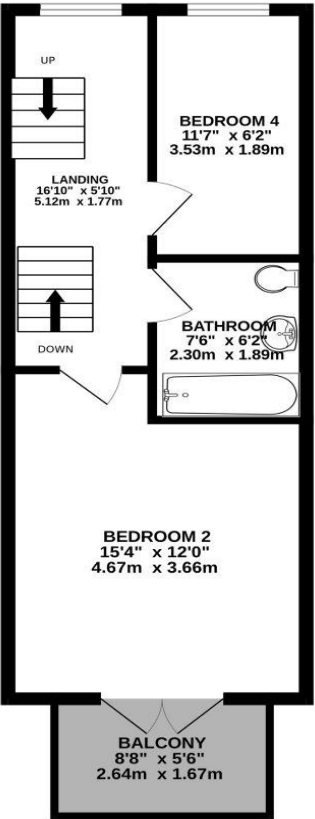
Ask Agent

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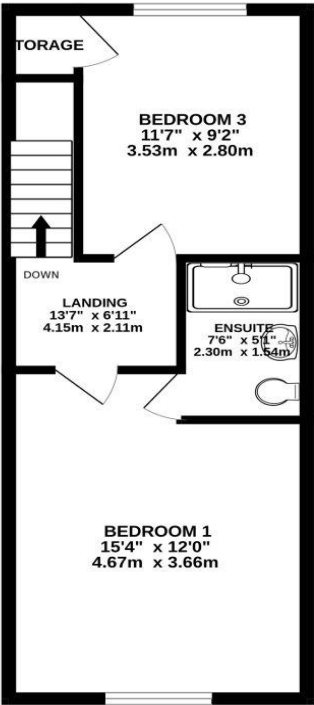
GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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