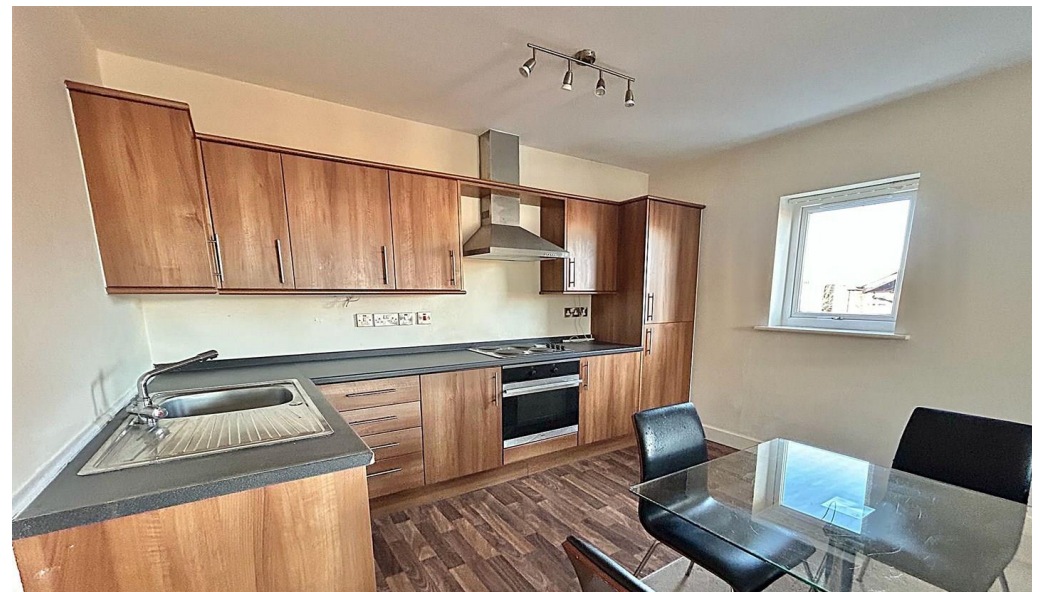




**GASCOIGNE  
HALMAN**

Georgia Avenue, West Didsbury  
**£235,000.00**

THE AREA'S LEADING ESTATE AGENCY



A well presented and spacious modern apartment located on the second floor of a popular purpose built apartment block. Offering two good-size double bedrooms, large open-plan living dining room, contemporary kitchen and bathroom and ample storage. Situation on a popular modern development only moments from the heart of West Didsbury and the vibrant Burton Road with its array of boutiques, bars and restaurants. Only a short walk to the local Metrolink and easy access to Manchester city centre. Offered to the market with No Vendor Chain.

## Property details

- A Well Presented and Spacious Apartment
- Located on the Second Floor with Secure Entry and Lift Access to All Floors
- Two Good Sized Bedrooms and a Three Piece Bathroom Suite
- Modern Kitchen with Open Plan Living/Dining Room
- Located Moment from Burton Road with its Array of Bars, Restaurants and Excellent Transport Links
- Offered to the Market with No Vendor Chain



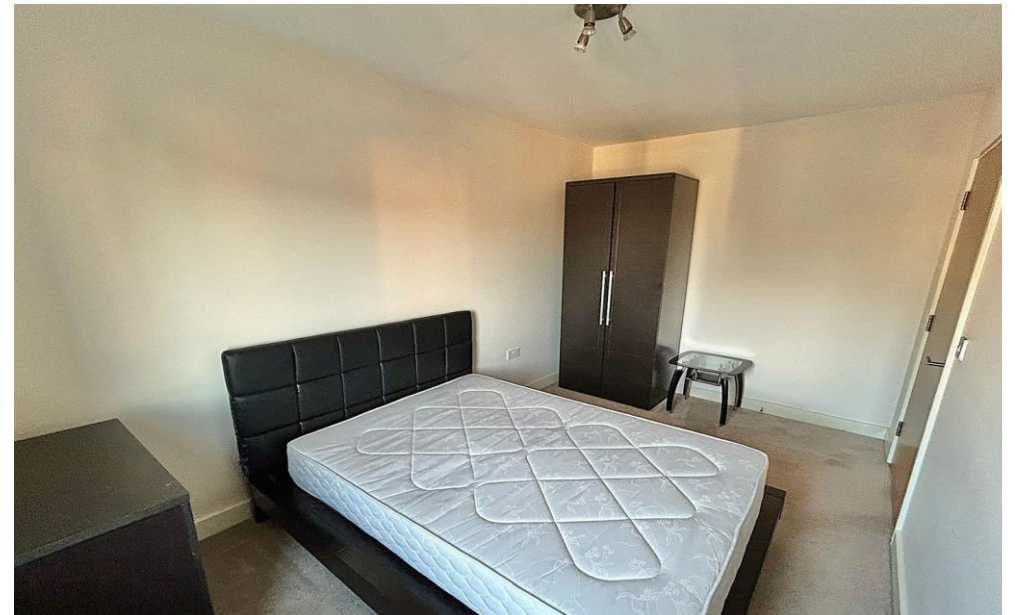
## About this property

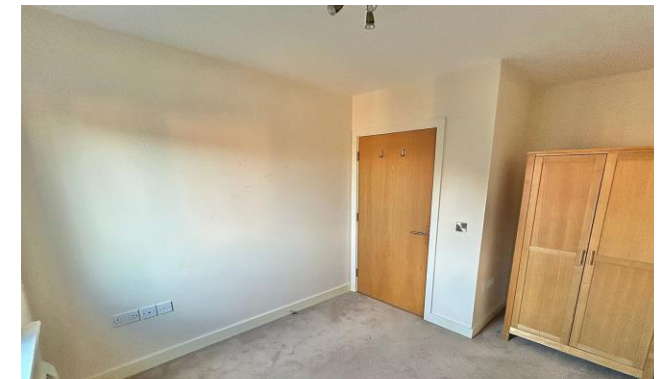
Offering well-presented accommodation throughout the property offers excellent internal space and comprises; welcoming entrance hallway with useful storage, modern bathroom with three-piece suite, two good-size double bedrooms, contemporary kitchen with attractive units and integrated appliances with an opening to a good-size living/dining room with sliding doors and Juliet balcony.

The property comes with allocated resident and visitor parking and enjoys a sought after location with easy access to Manchester centre and only a short walk to the popular Burton Road area of West Didsbury making it perfect for a first time buyer or investor alike.

Offered to the market with No Vendor Chain.

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 1LX

## 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.

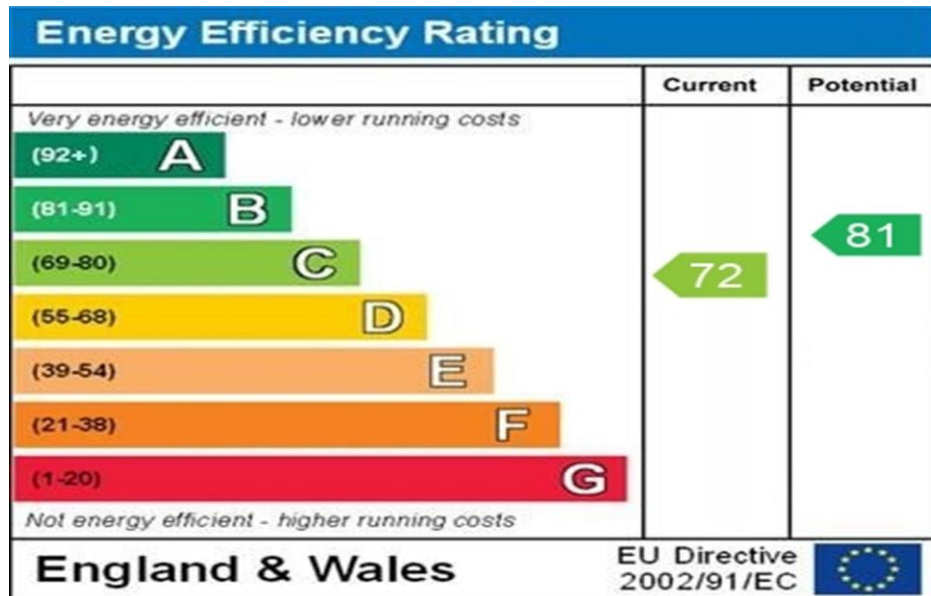
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



WWW.EPC4U.COM

## PRIMARY SOURCE OF HEATING

Electric

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Ask Agent

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

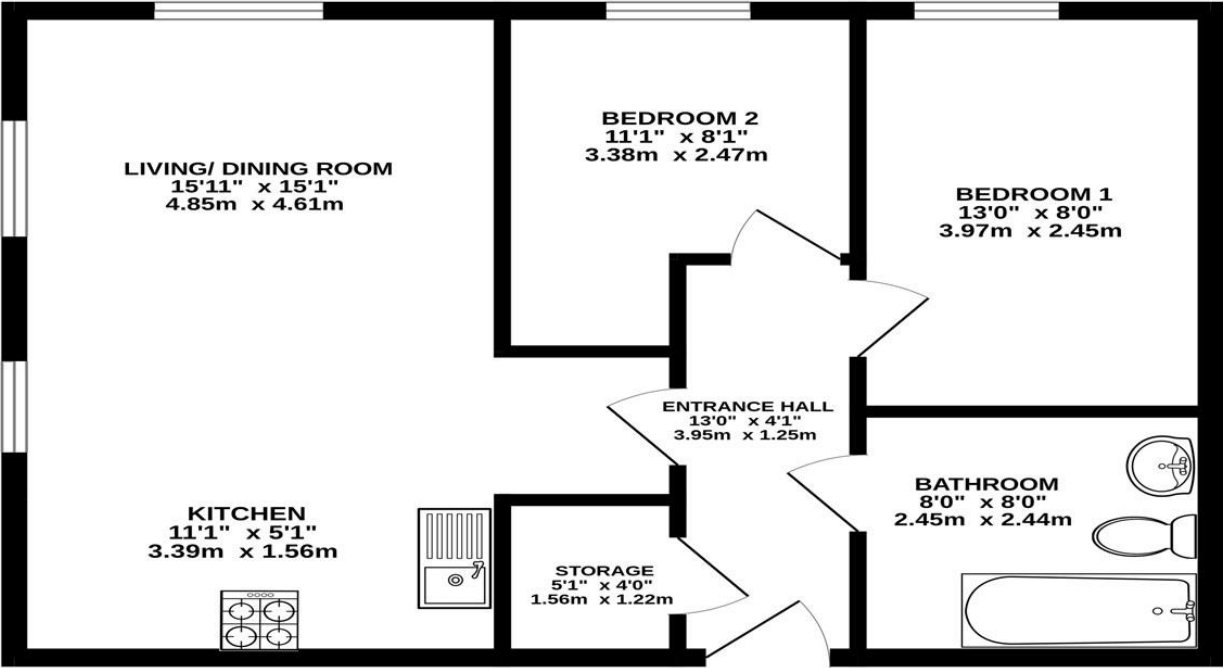
Ask Agent

## 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.

**SECOND FLOOR**  
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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THE AREA'S LEADING ESTATE AGENCY

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