



**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Ballbrook Court, Wilmslow Road, Didsbury  
**£270,000.00**



A light, airy and spacious, two double bedroom ground floor apartment. The apartment boasts stunning and immaculately presented accommodation and must be viewed. Ample resident parking and offered to the market with No Vendor Chain. Ballbrook Court is located with walking distance to both Didsbury and West Didsbury villages with their array of independent shops, bars, restaurants and excellent transport links.

## Property details

- A Well Presented and Spacious Ground Floor Apartment
- Modern Fitted Kitchen with Integrated Appliances
- Two Good Sized Double Bedrooms with Built in Wardrobes
- Large Living/Dining Room with Decorative Fireplace
- Stylish Bathroom Suite
- Located Close to Both Didsbury and West Didsbury Villages
- Ample Resident Parking and Offered with No Vendor Chain



## About this property

Internally the property comprises: welcoming entrance hallway with a useful storage cupboard. A modern fitted kitchen with access to the rear of the property and boasts an array of integrated appliances. Two large double bedrooms, both complete with built in wardrobes. A recently refitted three piece bathroom suite and a large living/dining room which benefits from a decorative fireplace.

The property boasts an immaculate finish throughout with stylish wooden flooring and plantation shutters throughout.

Externally there is ample resident parking, secure entry and the apartment is offered to the market with No Vendor Chain.

Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks.

Local schooling is excellent. Didsbury has several primary schools including Beaver Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parrs Wood High School.





## DIRECTIONS

M20 3GT

## 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.

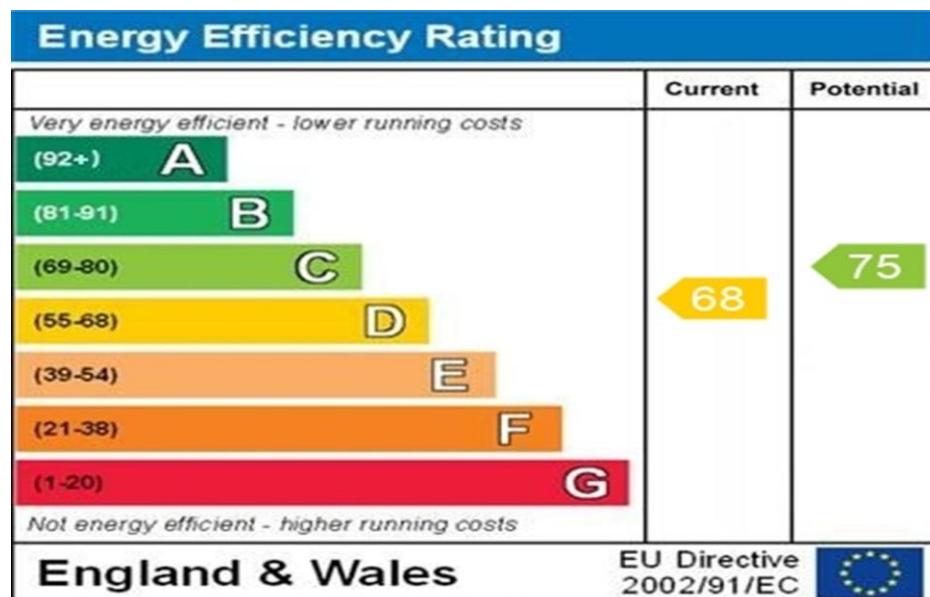
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



## PRIMARY SOURCE OF HEATING

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

Fibre to the premises

## 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?

Yes

## SOURCES OF FLOODING

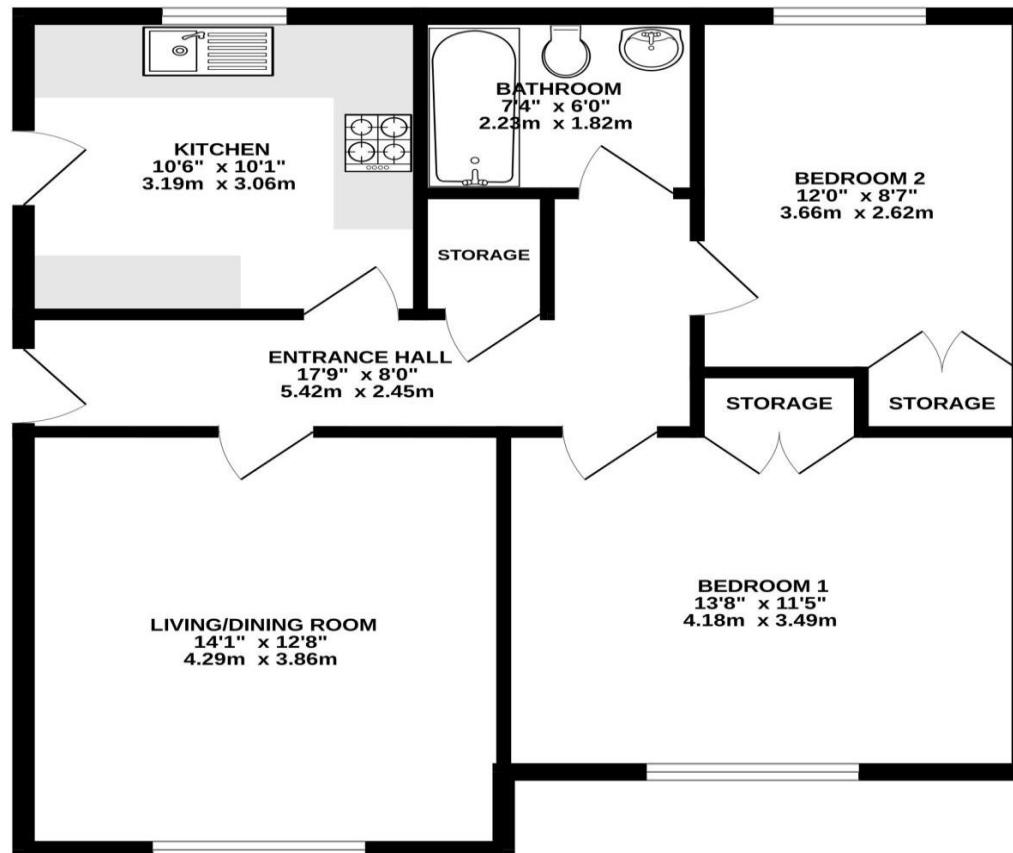
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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**GROUND FLOOR**  
705 sq.ft. (65.5 sq.m.) approx.





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