



**GASCOIGNE
HALMAN**

Grange Lane, Didsbury
£300,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and immaculately presented triplex apartment and measuring a highly impressive 1020 SQ FT. Located in the heart of Didsbury Village with its array of bars, restaurants, excellent transport links and independent shops. The property offers light and airy accommodation throughout and is accessed from Grange Lane with allocated parking and offered to the market with No Vendor Chain. This property must be viewed to appreciate the space on offer and is ideal for first time buyers and investors alike.

Property details

- A Spacious and Well Presented Triplex Apartment
- Located in the Heart of Didsbury Village
- Measuring an Impressive 1020 SQ FT Over Three Floors
- Three Bedrooms, Two Large Double Bedrooms and One Single and Two Contemporary Fitted Bathrooms
- Stunning, Modern Open Plan Living/Dining Kitchen
- Offered to the Market With No Vendor Chain



About this property

Internally the property is located on the first floor which contains an entrance hallway and leads to the second floor.

The second floor offers two bedrooms, bedroom two particularly large in size and boasts a dressing area with built in wardrobes. A contemporary three piece bathroom suite with an attractive sky light serves both bedrooms.

To the third floor you will find the primary bedroom, offering a tree lined view and boasting a three-piece en-suite shower room. To the end of the landing you are greeted by a stunning and immaculately presented, modern open plan living/dining kitchen. The kitchen offers an array of integrated appliances. A good size landing which is ideal for a home office completes the internal accommodation.

Externally the property is located in the centre of Didsbury Village with allocated parking to the rear and 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 6RW

COUNCIL TAX BAND

A

TENURE

Leasehold

SERVICES (NOT TESTED)

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

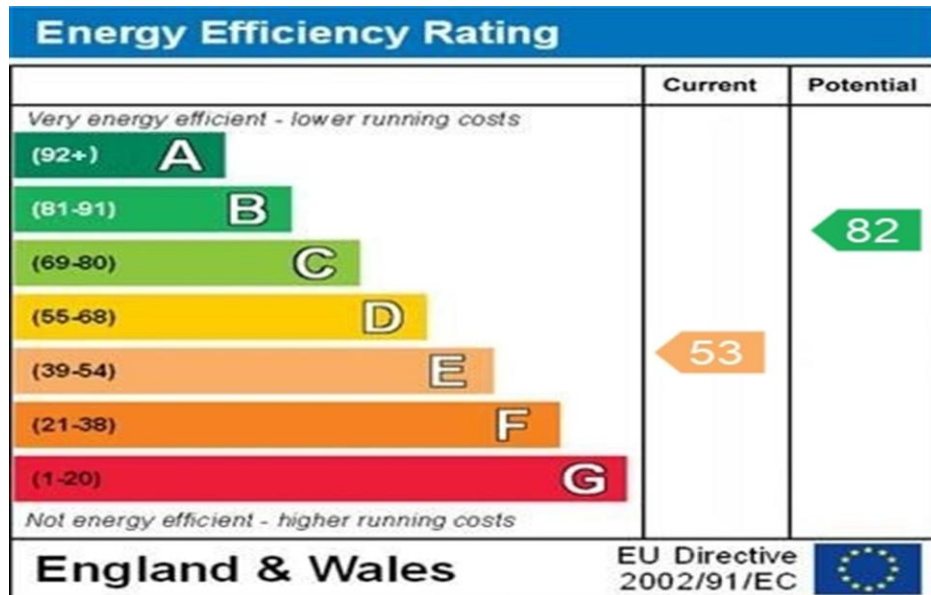
LOCAL AUTHORITY

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

Fibre to cabinet

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

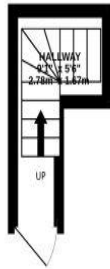
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

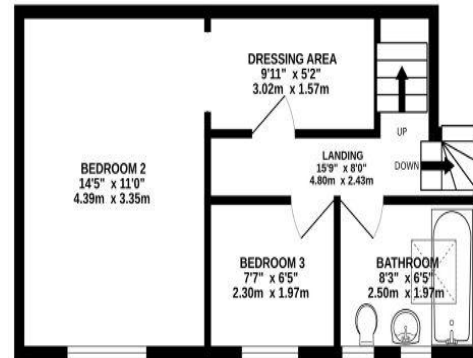
No

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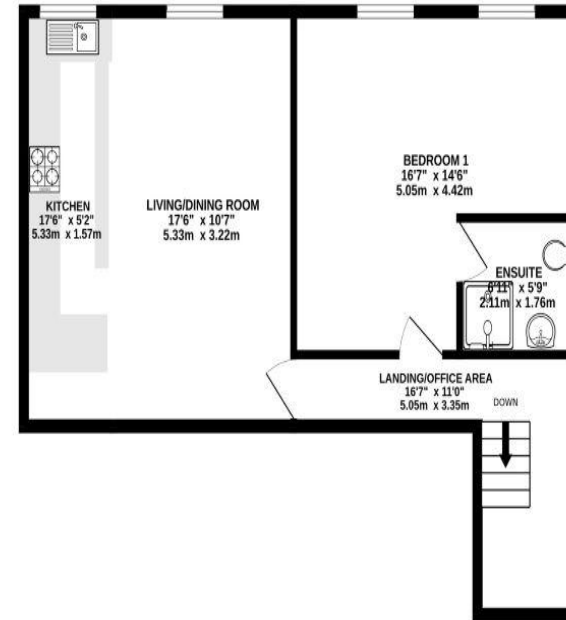
1ST FLOOR
95 sq.ft. (8.7 sq.m.) approx.



2ND FLOOR
972 sq.ft. (90.0 sq.m.) approx.



3RD FLOOR
612 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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