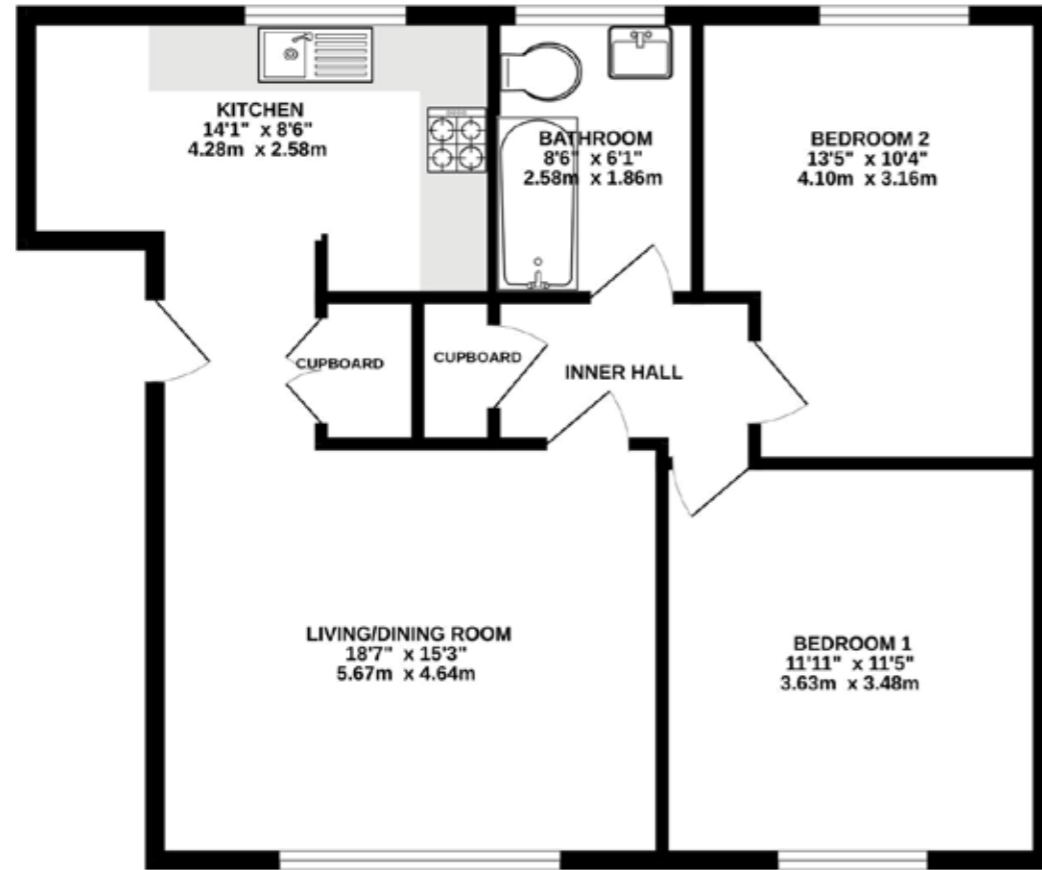
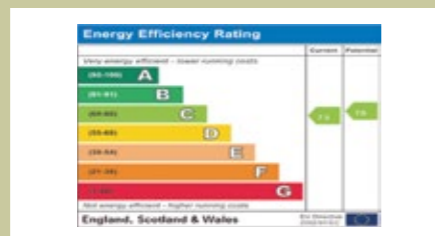


GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metrepro 60223



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.

THE AREAS LEADING ESTATE AGENCY

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0161 445 7474 didsbury@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

38 BARLOW MOOR COURT
Didsbury
£245,000



A stylish and well-presented ground floor apartment in a superb position situated close to the fashionable Burton Road in West Didsbury with its array of bars, cafes and restaurants, boasting two light and airy double bedrooms, modern dining kitchen, generous living room with South facing aspect overlooking communal gardens, contemporary three piece bathroom suite, tasteful décor throughout, superb location close to West Didsbury and Didsbury villages, local Metrolink and excellent transport links.

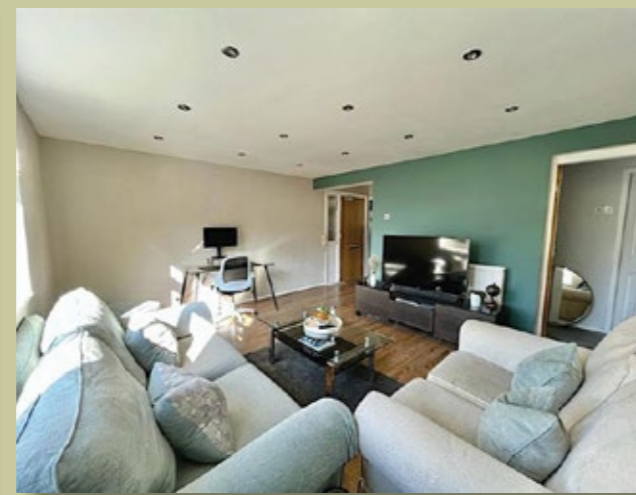
- A stylish and well presented ground floor apartment situated in the fashionable West Didsbury
- Entrance hallway, generous living/dining room and a large modern fitted kitchen
- Two spacious double bedrooms and a modern bathroom

- Secure gated resident and visitor parking and fabulous communal grounds
- Close to local amenities and a major transport links
- Internal viewing highly recommended.

£245,000

38 BARLOW MOOR COURT

Didsbury



DESCRIPTION

Introducing this superb ground floor apartment which offers excellent space complemented by modern and tasteful fittings throughout.

The property internally comprises entrance hallway with useful storage, large modern fitted kitchen, generous sized living/dining room with South facing aspect overlooking the communal gardens, two large double bedrooms both enjoying pleasant views and the master benefiting from fitted wardrobes, bathroom with three piece suite and additional useful storage cupboard.

The property offers secured gated resident and visitor parking, convenient location close to Burton Road in West Didsbury but also only a short walk to Didsbury village, local Metrolink and amenities.

Perfect for a first time buyer looking for a 'ready to move into' property.

LOCATION

There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Kingsway (A34) or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of Parrswood High School. Burton Road tram stop is only a 10 minute walk away.

DIRECTIONS
M20 2UX

TENURE

Leasehold. 999 years with 948 remaining
Ground rent £16 per annum
Service Charge £2640 per annum

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 through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignehalman.co.uk

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