



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Olive Shapley Avenue, Didsbury
£280,000.00



A well-presented and spacious first floor apartment in a sought after modern development in the heart of Didsbury Village, a stone throw away from local amenities, and excellent transport links. The property offers two double bedrooms, two bathrooms including an en-suite to the main bedroom, superb living/dining room with an attractive bay-window, modern fitted kitchen and allocated resident parking. The property also comes with well-maintained communal gardens and secure telephone entry.

Property details

- A Well Presented and Spacious First Floor Apartment
- Well Kept Communal Areas and Secure Telephone Entry
- Two Excellent Sized Double Bedrooms and Two Contemporary Bathrooms
- Large Open Plan, Bay Fronted Living/Dining Room and Modern Fitted Kitchen
- Located in the Heart of Didsbury Village and Close to Excellent Transport Links
- Ideal for First Time Buyers and Investors Alike



About this property

Introducing this superb first floor larger style apartment situated in a sought after location moments from the Heart of Didsbury village and Didsbury Park.

Well-presented throughout the property offers spacious accommodation and comprises internally; welcoming entrance hallway with secure telephone entry system and two useful storage cupboards, two double bedrooms with the main bedroom being large in size with two sets of fitted wardrobes and a three piece en-suite shower room. In addition, there is a good-size family bathroom with three piece suite which serves bedroom two.

A superb open-plan living/dining room with an attractive Bay-window and a separate refitted modern kitchen completes the internal accommodation.

Externally there is allocated resident parking and well-maintained communal gardens.

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.





DIRECTIONS

M20 6QD

COUNCIL TAX BAND

C

TENURE

SERVICES (NOT TESTED)

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

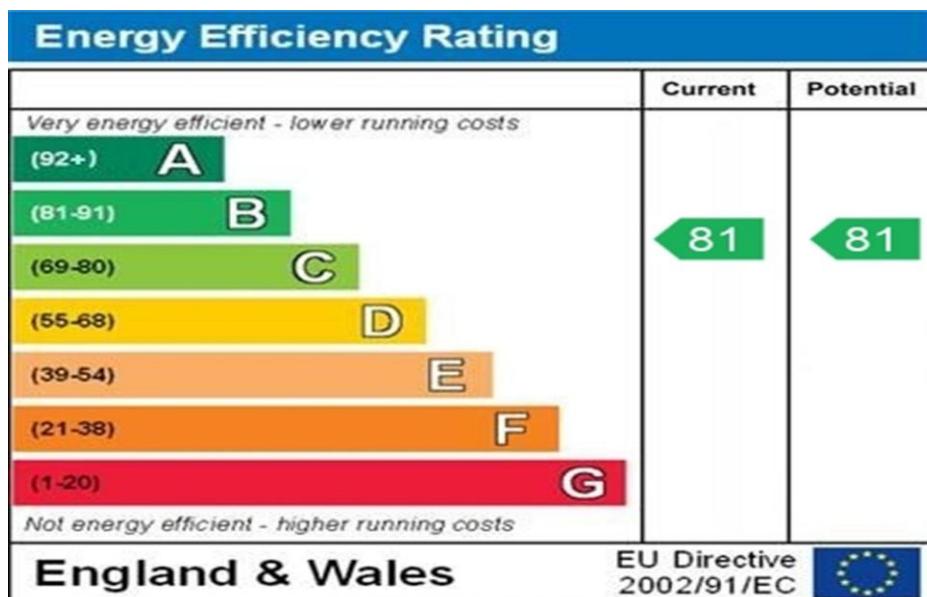
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

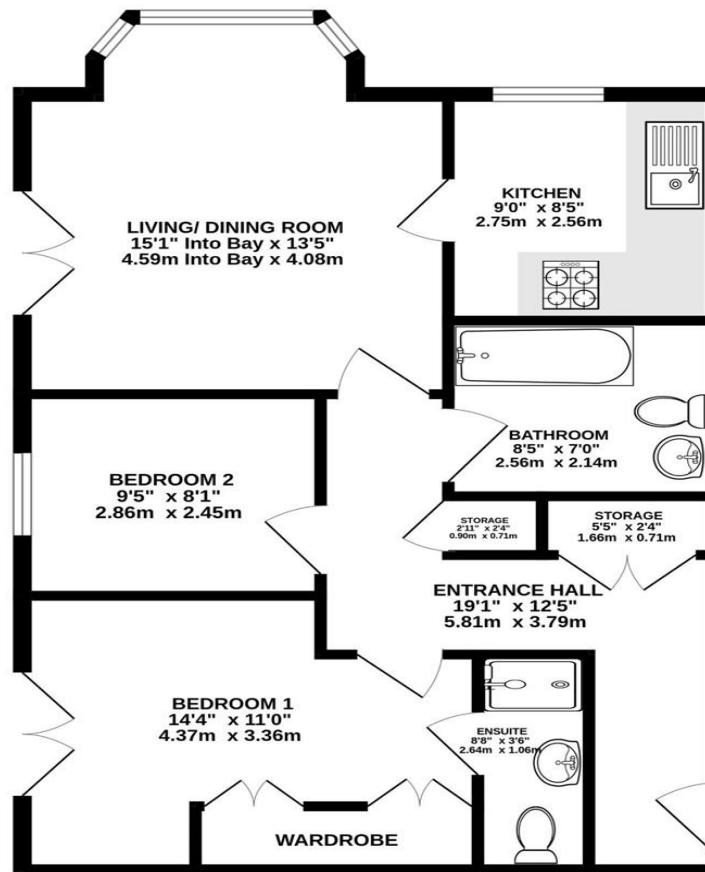
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

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FIRST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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