



jordanfishwick

DIDSBURY
Aranmore, 5 Ballbrook Avenue



Aranmore, 5 Ballbrook Avenue, Didsbury M20 6AB
Guide price £225,000



The Property

Considered one of West Didsbury's finest roads, the tree lined Ballbrook Avenue showcases some beautiful Victorian and Edwardian homes. 'Aranmore' is a gated, double fronted Edwardian Manor House which has undergone a tasteful conversion into these highly sought after apartments. This particular apartment sits at the front of the building on the first floor enjoying the large square bay window forming part of the lounge. The location allows easy access to the Metrolink, and Burton Road's vibrant centre is only a short walk away. Inside, the accommodation has been recently decorated with new floor covering and in outline comprises: Entrance hallway, bay-fronted lounge, separate modern kitchen, two double bedrooms and a re-fitted bathroom.

There is also a gated resident's car park and lawned communal gardens. *NO ONWARD CHAIN*

Directions

Leaving the office along Wilmslow Road in a northerly direction continue straight through the lights at the junction with Barlow Moor Road. At the traffic lights with Lapwing Lane/Fog Lane, continue straight over and Ballbrook Avenue is the next road on the left hand side. The property can then be found on the left hand side. (SAT NAV: M20 6AB)

- First Floor Apartment
- Great Location
- Close to the Metrolink
- Quiet Road
- Secure and Gated
- Two Double Bedrooms
- Modern Kitchen and Bathroom
- Bay-Fronted Lounge
- Residents Parking

Postcode - M20 6AB

EPC Rating - D

Floor Area - 566 sq ft

Local Authority - Manchester City Council

Council Tax - Band C





TOTAL APPROX. FLOOR AREA 566 SQ.FT. (52.6 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2018



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

757-759 Wilmslow Road, Didsbury Village, Manchester

0161 445 4480

didsbury@jordanfishwick.co.uk
www.jordanfishwick.co.uk