



**Ambrose Gardens, Manchester, Didsbury, M20**

**Asking Price: £170,000**

*To be advised*

# Ambrose Gardens, Manchester, Didsbury, M20

A superb opportunity to acquire a well-presented one double bedroom maisonette offered with no onward chain, ideally positioned on the ever-popular Ambrose Gardens, conveniently located close to both West Didsbury and Chorlton Villages. The property further benefits from its own private garden and parking to the front, making it an excellent choice for first-time buyers, downsizers, or investors alike.

On arrival, there is useful storage located to the right-hand side before entering the property, ideal for general household items. The main accommodation is arranged as a bright and spacious open-plan living, dining, and kitchen area, designed to maximise both space and natural light.

The kitchen area is fitted with a range of base and eye-level units with attractive wood work surfaces, and incorporates a breakfast bar that opens into the living space. The living area enjoys a charming box bay side window, while patio doors provide direct access to the rear garden, creating a seamless indoor-outdoor flow.

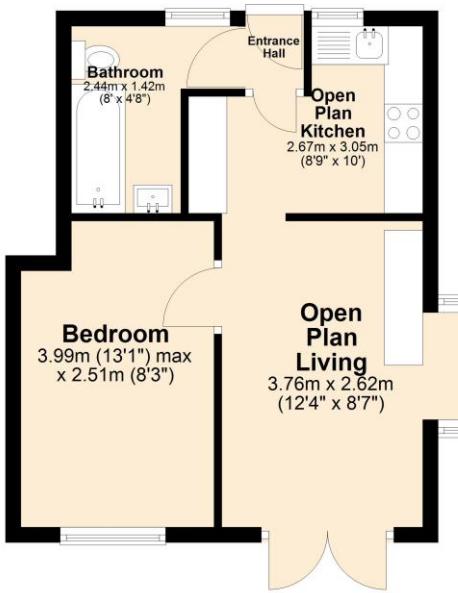
The bedroom is a well-proportioned double, offering comfortable accommodation with space for wardrobes and additional furniture. The bathroom is fitted with a three-piece suite, completing the internal layout.

Externally, the private garden is designed to be low maintenance, providing a pleasant and practical outdoor space for relaxing or socialising.

Leasehold  
999 Years 1/1/1985  
Ground Rent £25 pa  
EPC Grade D  
Council Tax Band A

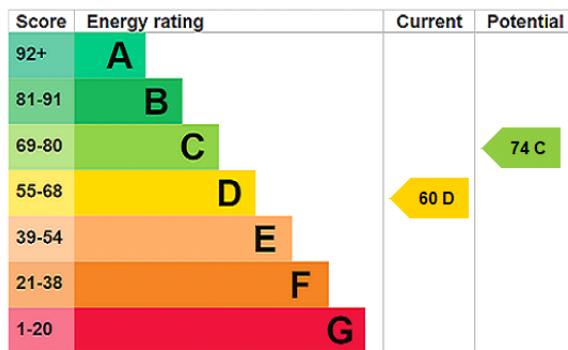
## Ground Floor

Approx. 33.7 sq. metres (362.3 sq. feet)



Total area: approx. 33.7 sq. metres (362.3 sq. feet)





## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.