

Flat 2, 9 Toddbrook Close, Didsbury, Manchester, M20 1NB

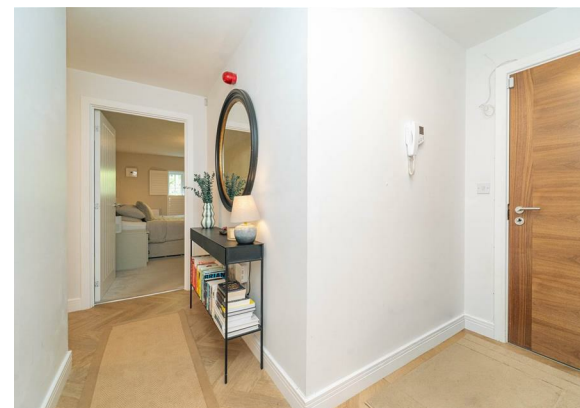


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Offers In The Region Of £375,000

 2  2  1  B

VIDEO TOUR AVAILABLE An attractive and immaculately presented, TWO DOUBLE BEDROOM, spacious ground floor apartment located in the heart of West Didsbury. A short stroll from the independent boutique shops, popular bars, restaurants and cafes of Burton Road, The Albert Tennis Club on Old Lansdowne Road and Metrolink station on either Withington or Lapwing Lane or in West Didsbury giving you direct access into the city centre, Media City and Didsbury village. In brief, this stylish apartment consists of a communal entrance with stairs leading to all floors, a private entrance hall with useful storage cupboard, a beautifully presented open plan living area complete with fully fitted high specification kitchen, two double bedrooms the principle benefitting from bespoke built in storage and a white three-piece en-suite shower room. A contemporary white three-piece bathroom suite completes this fantastic apartment. Other benefits include modern gas central heating, an intercom system, immaculate communal areas and allocated parking.





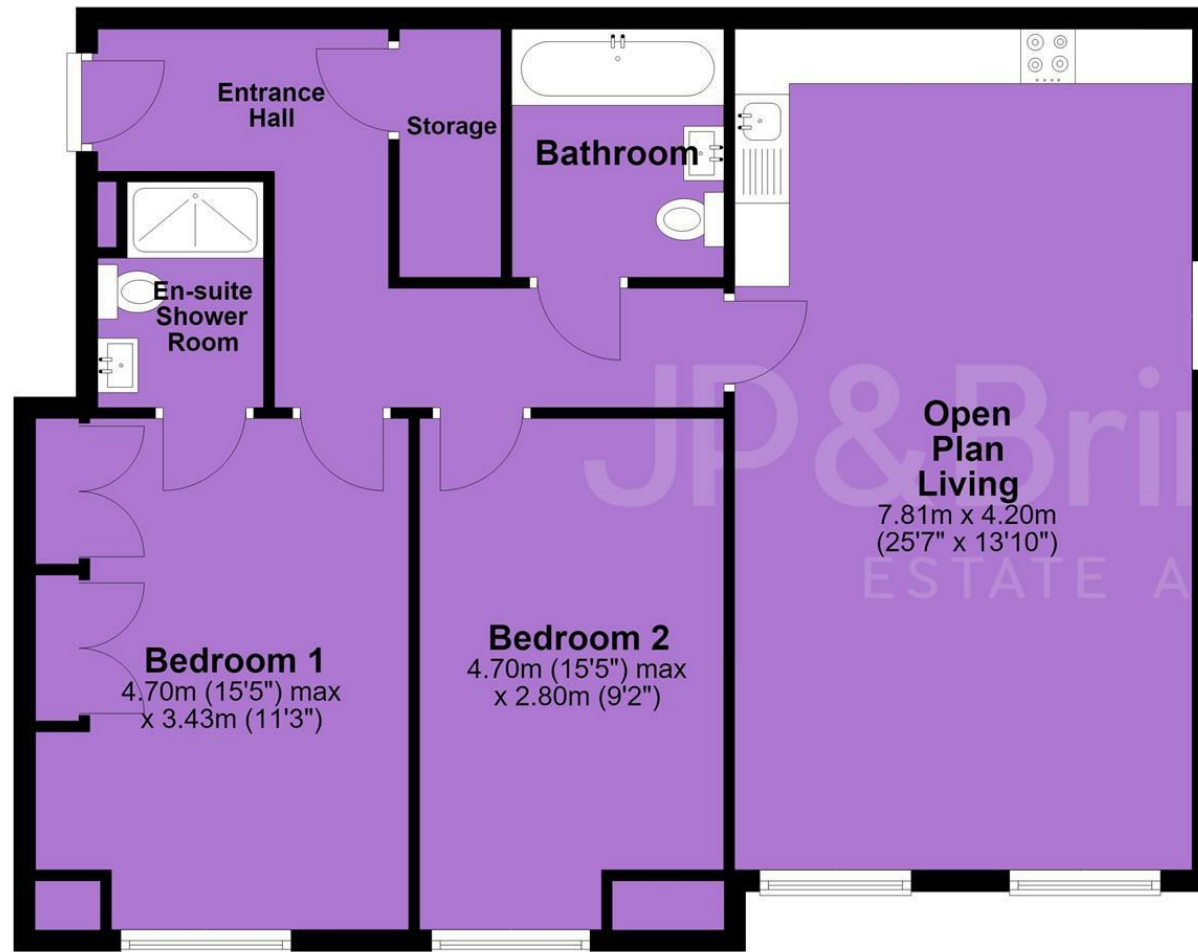
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **D**

Ground Floor



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