



Tall Trees, 8 Mersey Road, Didsbury

Manchester

£250,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



Tall Trees, 8 Mersey Road, Didsbury

Didsbury, Manchester

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- A Well Presented Third Floor Apartment
- Two Excellent Sized Double Bedrooms and a Three Piece Bathroom Suite
- Light and Airy Living/Dining Room and a Modern Fitted Kitchen
- Ample Resident Parking and Secure Entry
- Located Close to Excellent Transport Links and Walking Distance to Both Didsbury and West Didsbury Villages
- Ideal for First Time Buyers and Investors Alike





A well presented third floor apartment, offering a fantastic opportunity for first time buyers and investors alike.

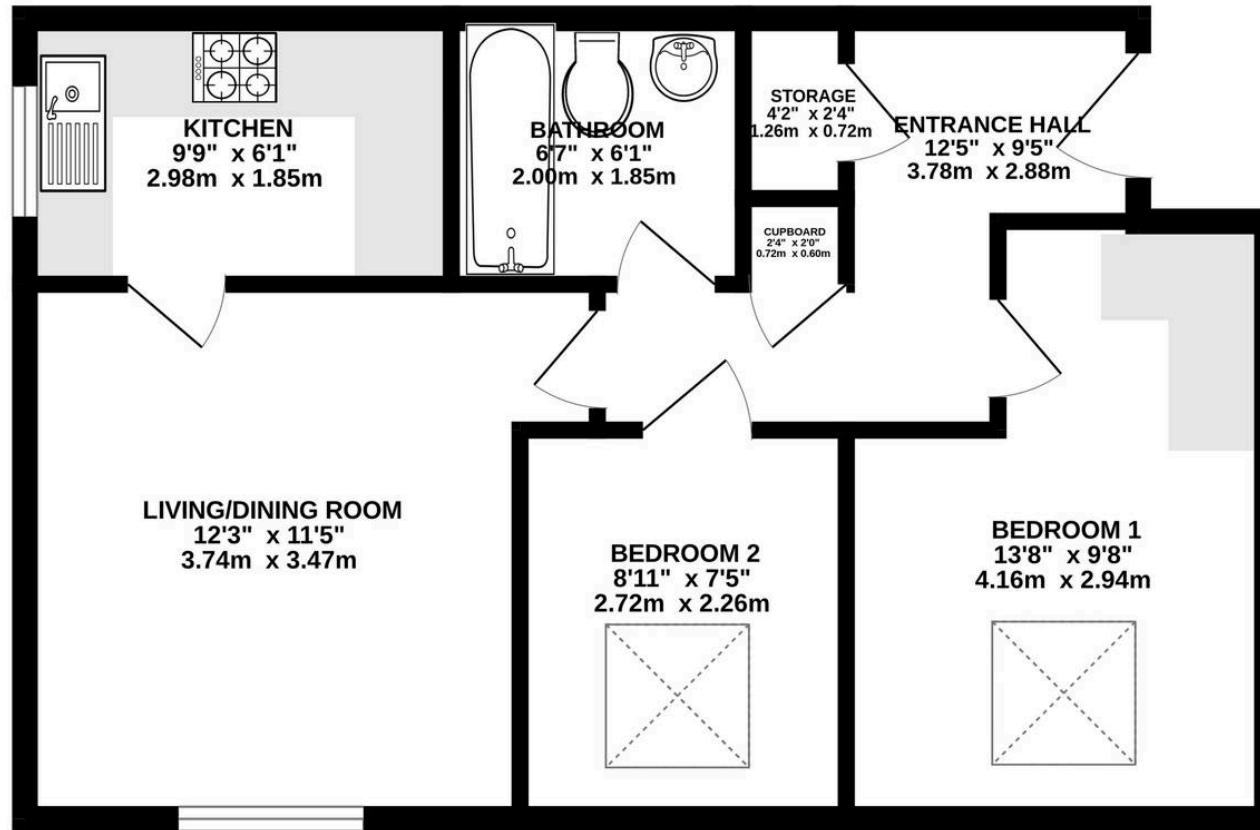
Upon entry, you will notice the light and airy feel throughout, thanks to large windows and a thoughtful layout. The living and dining room is a generous space which leads to the modern fitted kitchen comes with plenty of storage and workspace. There are two excellent sized double bedrooms, both offering ample room for furniture, making them ideal for sharers or those needing a home office. The primary bedroom benefits from built in wardrobes. The three piece bathroom suite offers a contemporary finish.

Secure entry provides peace of mind, and the apartment also benefits from ample resident parking.

Step outside and you will find yourself in a location that truly makes the most of what Didsbury and West Didsbury have to offer. Both villages are within easy walking distance, giving you access to a fantastic selection of independent shops, cafes, bars, restaurants as well as excellent transport links.

There is easy access to both Didsbury and West Didsbury Villages catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Burton Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages. The Metrolink Station on Lapwing Lane will provide easier access into Manchester City Centre and the Media City.

THIRD FLOOR
509 sq.ft. (47.3 sq.m.) approx.



23 TALL TREES

TOTAL FLOOR AREA : 509 sq.ft. (47.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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