



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Toddbrook Close, West Didsbury
**Offers Over
£350,000.00**



A stunning and spacious two double bedroom apartment. Enjoying a ground floor position within an extremely popular purpose built development that is located in the heart of West Didsbury and only moments from Burton Road with its array of independent shops, bars, restaurants and excellent transport links. Offering allocated parking to the rear of the property and well-kept communal grounds and areas. Offered to the market with No Vendor Chain.

Property details

- A Stunning and Spacious Ground Floor Apartment
- Two Large Double Bedrooms, En-Suite Shower Room and Three-Piece Bathroom Suite
- Impressive and Modern, Open Plan Living/Dining Kitchen
- Allocated Parking, Visitor Parking and Well-Kept Communal Grounds
- Located Close to Burton Road, Excellent Transport Links and Local Amenities
- Offered to the Market with No Vendor Chain



About this property

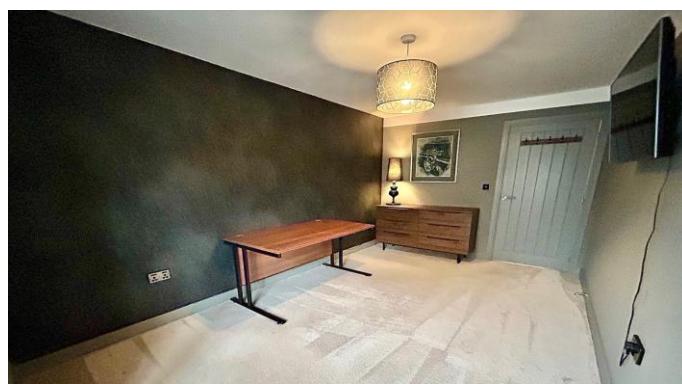
Internally the property enjoys a ground floor position to the rear of the building, an entrance hallway with useful storage cupboard, two large double bedrooms with the primary bedroom benefiting from a three-piece contemporary en-suite shower room. A separate stylish bathroom serves bedroom two. To the end of the hallway you are greeted by an impressive, modern open plan living/dining kitchen. The kitchen has been enhanced by the current owner to boast an attractive central island and a built-in wine fridge.

Externally there is allocated off road parking to the rear of the property with further visitor spaces. There are well kept communal grounds and areas, as well as secure telephone entry.

Offered to the market with No Vendor Chain.

There is easy access to West Didsbury Village 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 Stations on Burton Road and Lapwing Lane will provide easier access into Manchester City Centre and the Media City.







DIRECTIONS

M20 1NB

COUNCIL TAX BAND

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TENURE

Leasehold

SERVICES (NOT TESTED)

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

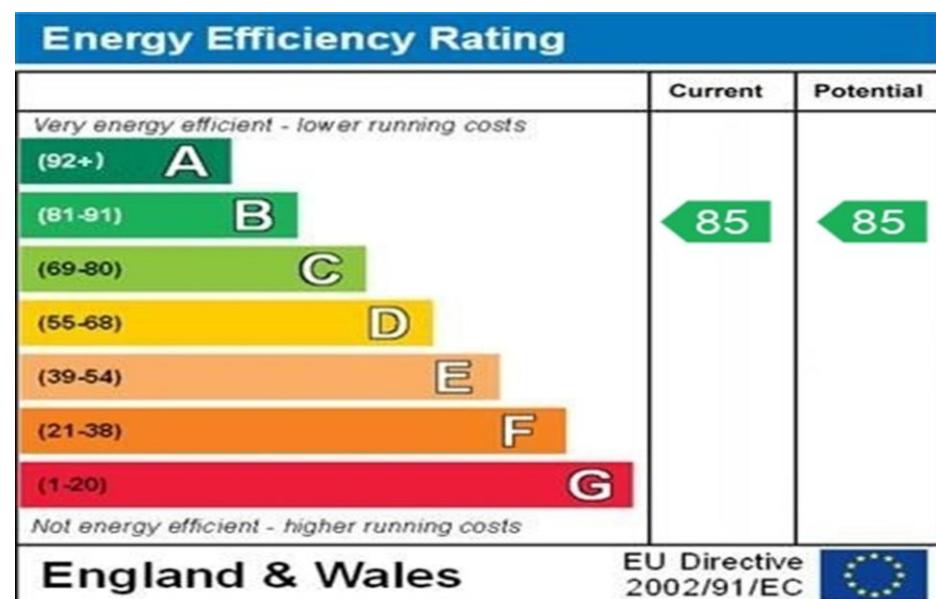
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

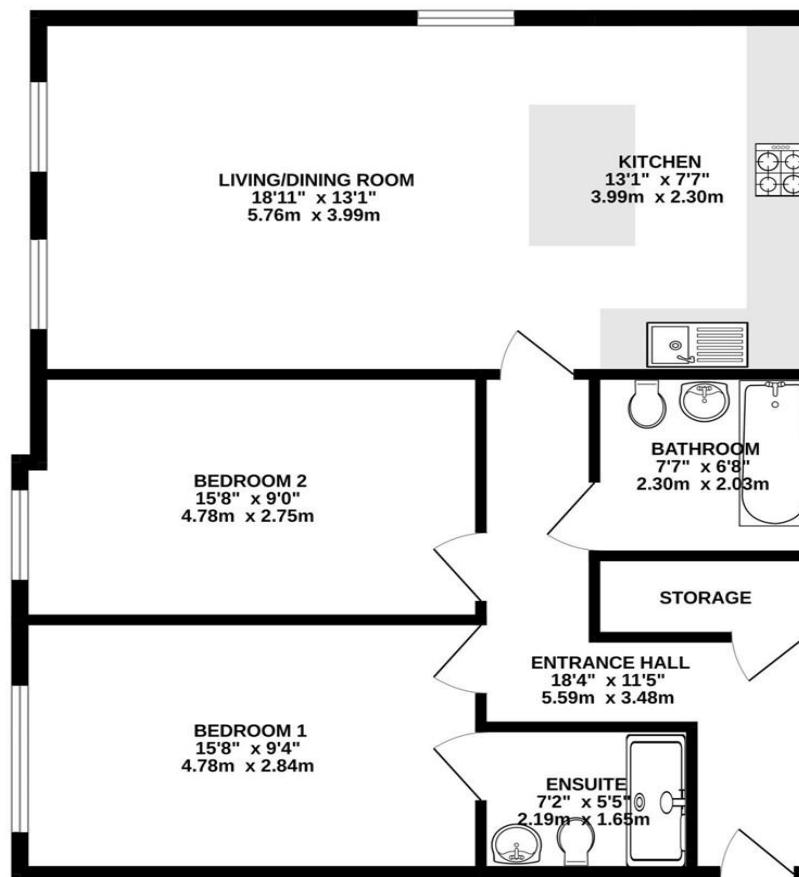
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
841 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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