



**GASCOIGNE
HALMAN**

Ballbrook Court, Wilmslow Road, Didsbury
£270,000.00

THE AREA'S LEADING ESTATE AGENCY



A light, airy and spacious two double bedroom first floor apartment. The apartment boasts stunning and immaculately presented accommodation and must be viewed. Ample resident parking and immaculately finished throughout and measures a highly impressive 747 SQ FT. Ballbrook Court is located with walking distance to both Didsbury and West Didsbury villages with their array of independent shops, bars, restaurants and excellent transport links.

Property details

- A Well Presented and Spacious First Floor Apartment
- Modern Fitted Kitchen with Integrated Appliances and Breakfast Bar
- Two Good Sized Double Bedrooms with Built in Wardrobes
- Large Bay Fronted Living/Dining Room and Three-Piece Contemporary Bathroom Suite
- Located Close to Both Didsbury and West Didsbury Villages
- Ample Resident Parking, Secure Entry and Well-Kept Communal Grounds



About this property

Internally the property comprises of a welcoming entrance hallway with a useful utility cupboard. A modern fitted kitchen with access to the rear of the property and boasts an array of integrated appliances and a breakfast bar. Two large double bedrooms both complete with built in wardrobes. A contemporary three-piece bathroom suite and a large bay fronted living/dining room which completes the internal accommodation.

The property boasts an immaculate finish throughout and is ideal for a wide range of buyers.

Externally there is ample resident parking, secure entry to the apartment and well-kept communal grounds.

Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks. Local schooling is excellent. Didsbury has several primary schools including Beaver Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parrs Wood High School.





DIRECTIONS

M20 3GU

COUNCIL TAX BAND

B

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

Cable

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

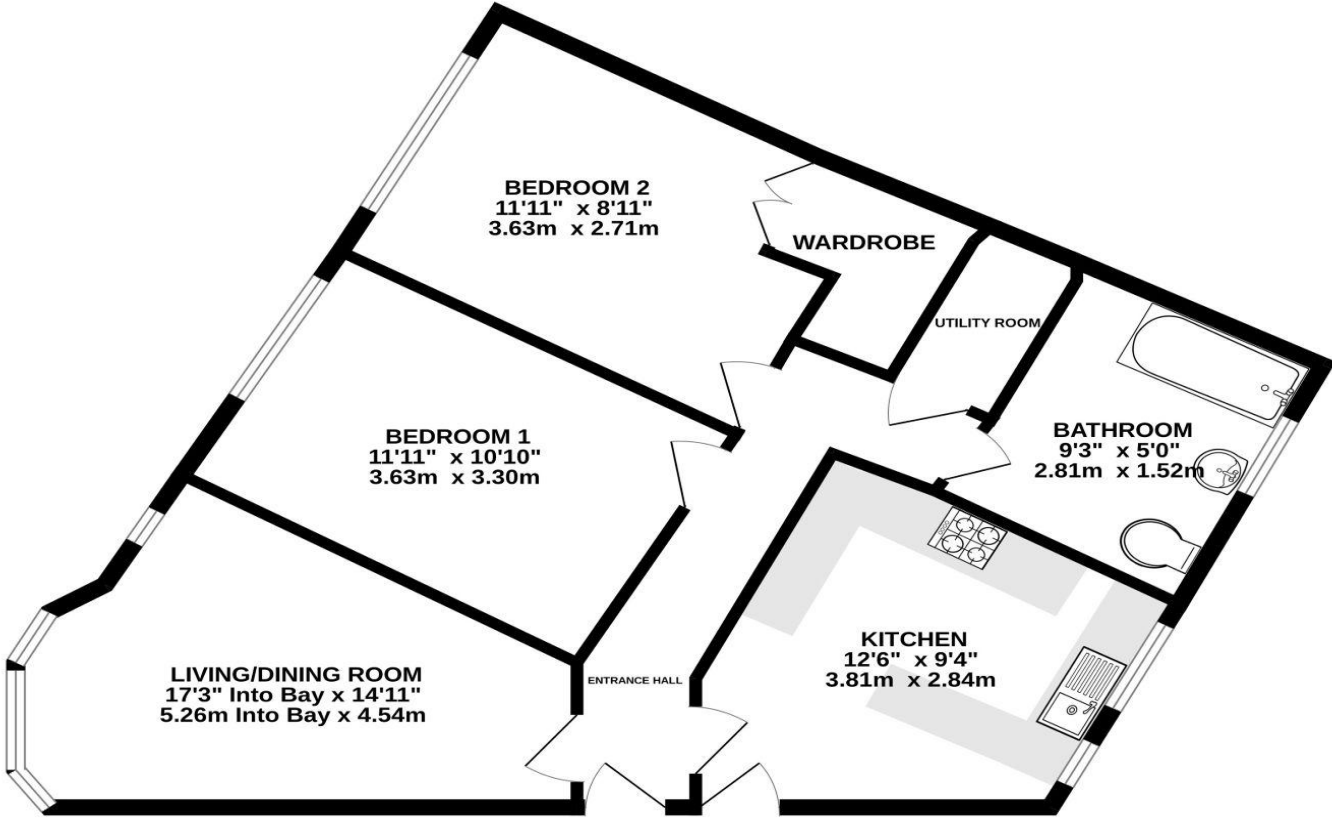
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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FIRST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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