



Copperways, 80 Palatine Road, Didsbury, M20

Guide Price: £235,000

Leasehold

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Offered to the market with NO ONWARD CHAIN, this spacious and recently refreshed two double-bedroom apartment is ideally positioned within the popular Copperways development on Palatine Road, Didsbury. Recently decorated throughout and benefiting from new carpets, the property offers generous and versatile accommodation, complete with a private garage, balcony area and excellent transport links, making it an ideal purchase for first-time buyers, professionals, downsizers or investors alike.

The apartment is accessed via a secure communal entrance with a telephone intercom system. Upon entering the property, you are welcomed into a well-proportioned entrance hallway providing access to the principal rooms and useful utility room,

The living room is a fantastic size, offering plenty of space for both lounge and dining furniture. A door opens directly onto a small private balcony area, providing a pleasant outdoor space and allowing plenty of natural light into the room.

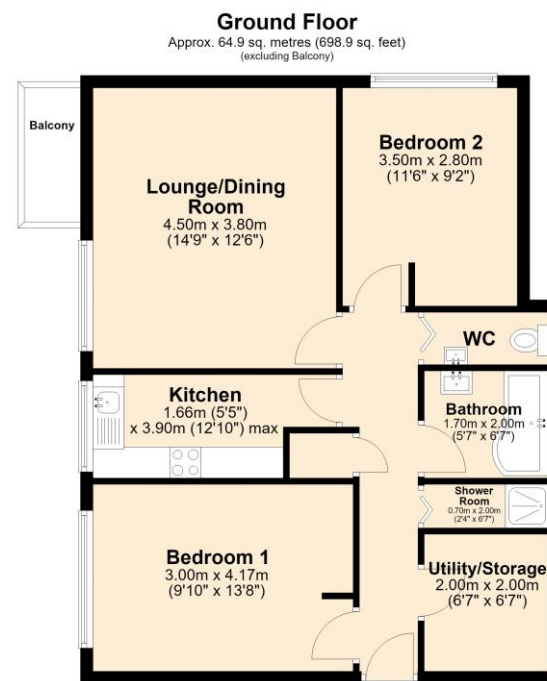
The kitchen is fitted with a comprehensive range of base and wall-level units, providing ample storage and worktop space, together with a selection of fitted and freestanding appliances.

There are two generous double bedrooms, both benefiting from built-in wardrobes providing excellent storage. The property also offers particularly practical bathroom facilities, including a family bathroom fitted with a bath and shower over, a separate shower room, and an additional WC with wash hand basin.

Externally, the apartment benefits from its own private garage, providing secure parking or valuable additional storage.

Copperways enjoys a convenient position on Palatine Road, within easy reach of both Didsbury and West Didsbury. The area is renowned for its excellent selection of independent cafés, bars, restaurants and shops, while nearby transport links provide convenient access into Manchester City Centre and surrounding areas. The property is also well placed for local parks, the River Mersey, motorway connections and Manchester Airport.

- EPC C
- LEASEHOLD
- 999 Years 1/8/1974
- Ground Rent £26pa
- Service Charge £154 pcm



Total area: approx. 64.9 sq. metres (698.9 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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