



**GASCOIGNE  
HALMAN**

Montmano Drive, West Didsbury  
**£250,000.00**

THE AREA'S LEADING ESTATE AGENCY







A stunning and well-presented two double bedroom second floor apartment located in a highly sought purpose built apartment block. Having been recently refurbished by the current owner to offer immaculate and well-presented accommodation and measuring a highly impressive 1007 SQ FT. Located only moments from the ever popular Burton Road with its array of bars, restaurants, independent shops and excellent transport links. The property benefits from being situated within a gated development, an allocated parking space, lift access to all floors and secure entry. Offered to the market with No Vendor Chain.

## Property details

- A Spacious and Well Presented Second Floor Apartment
- Gated Development with Secure Access and Lift Access to All Floors
- Large Open Plan Living/Dining Room and a Modern Fitted Kitchen
- Dressing Area, En-Suite Shower Room and a Modern Refitted Bathroom
- Two Private Balconies, Secure Parking/Entry and Lift Access to all Floors
- Close to Local Amenities and Excellent Transport Links and is Offered With No Vendor Chain



## About this property

Internally the property can be found on the second floor and comprises of; welcoming entrance hallway with a useful storage cupboard. Two large double bedrooms with the primary bedroom benefiting from a dressing area, a contemporary three-piece en-suite shower room and a Westerly facing balcony. A further double bedroom with a leafy outlook is served by a stylish three-piece bathroom suite. There is a modern fitted kitchen with an array of integrated appliances which opens out to a spacious and light and airy living/dining room which boasts a second Westerly facing balcony.

Externally the development is gated and offers secure entry, lift access to all floors and an allocated parking space. Offered to the market with No Vendor Chain.

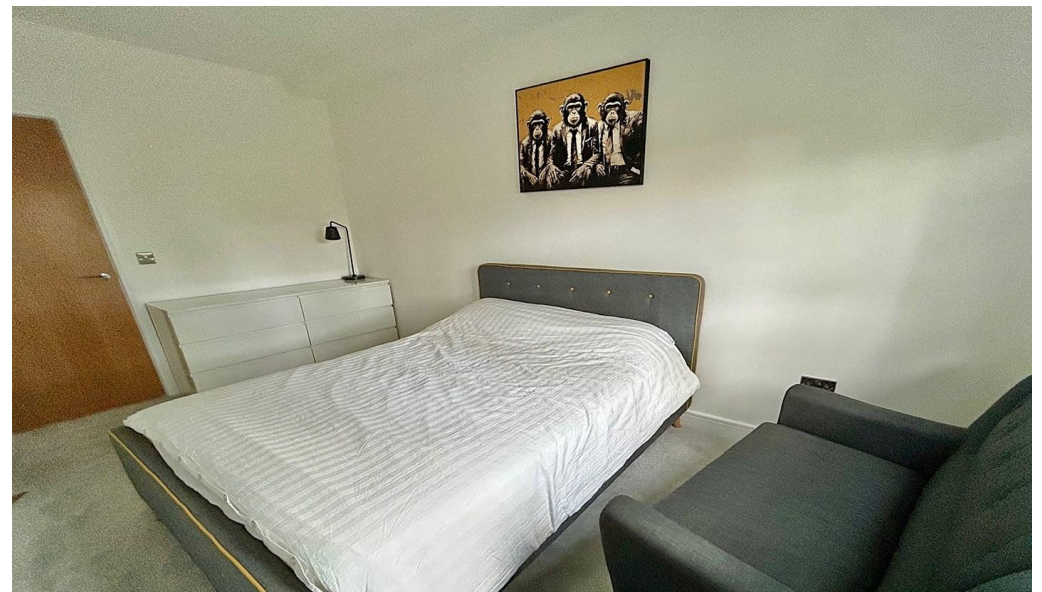
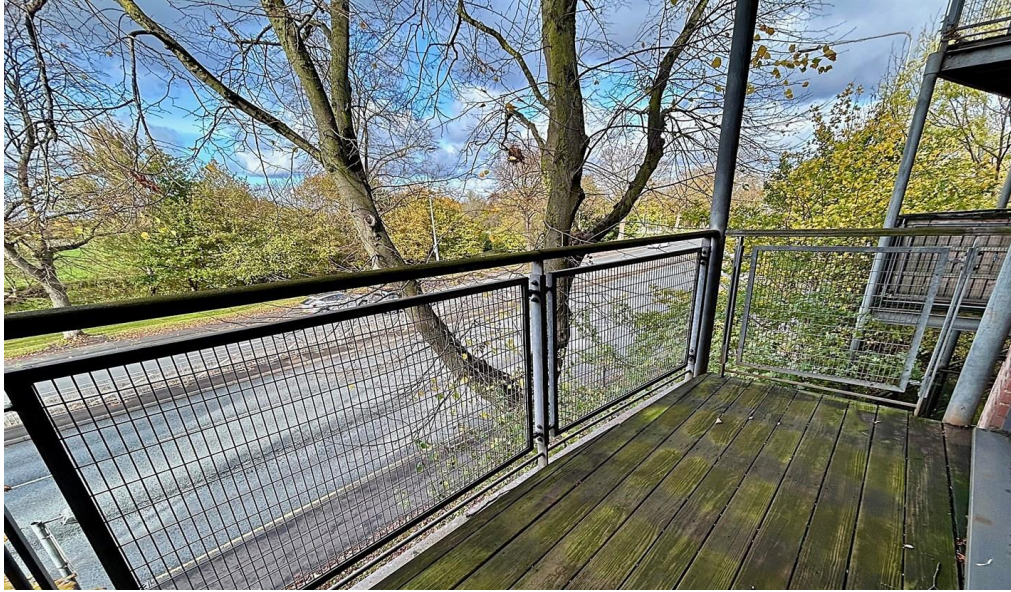
There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either 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 2EB

## 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.

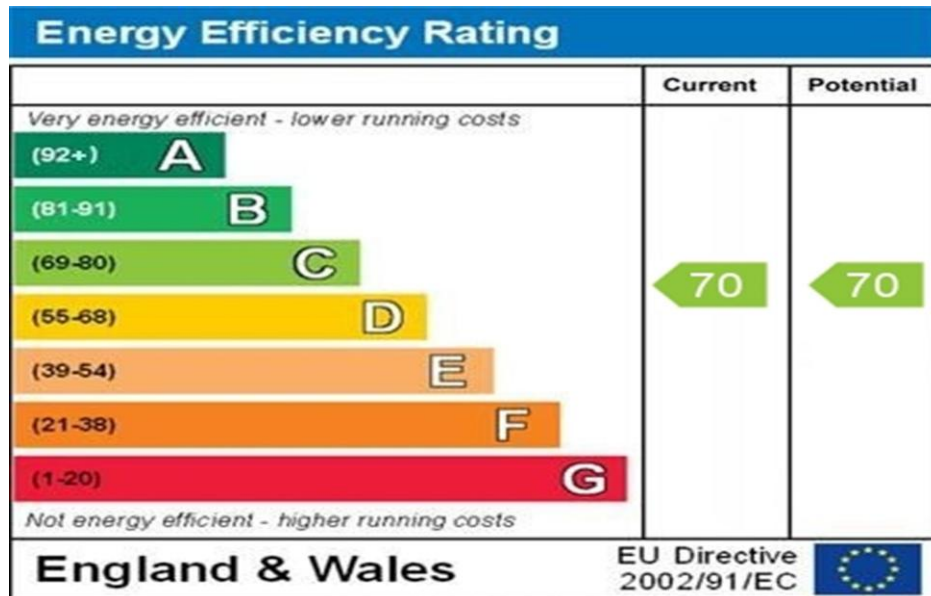
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



WWW.EPC4U.COM

## PRIMARY SOURCE OF HEATING

Ask Agent

## PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

## PRIMARY SOURCE OF ELECTRICITY

Ask Agent

## PRIMARY SOURCE OF WATER

Ask Agent

## BROADBAND CONNECTION

Ask Agent

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

## SOURCES OF FLOODING

Ask Agent

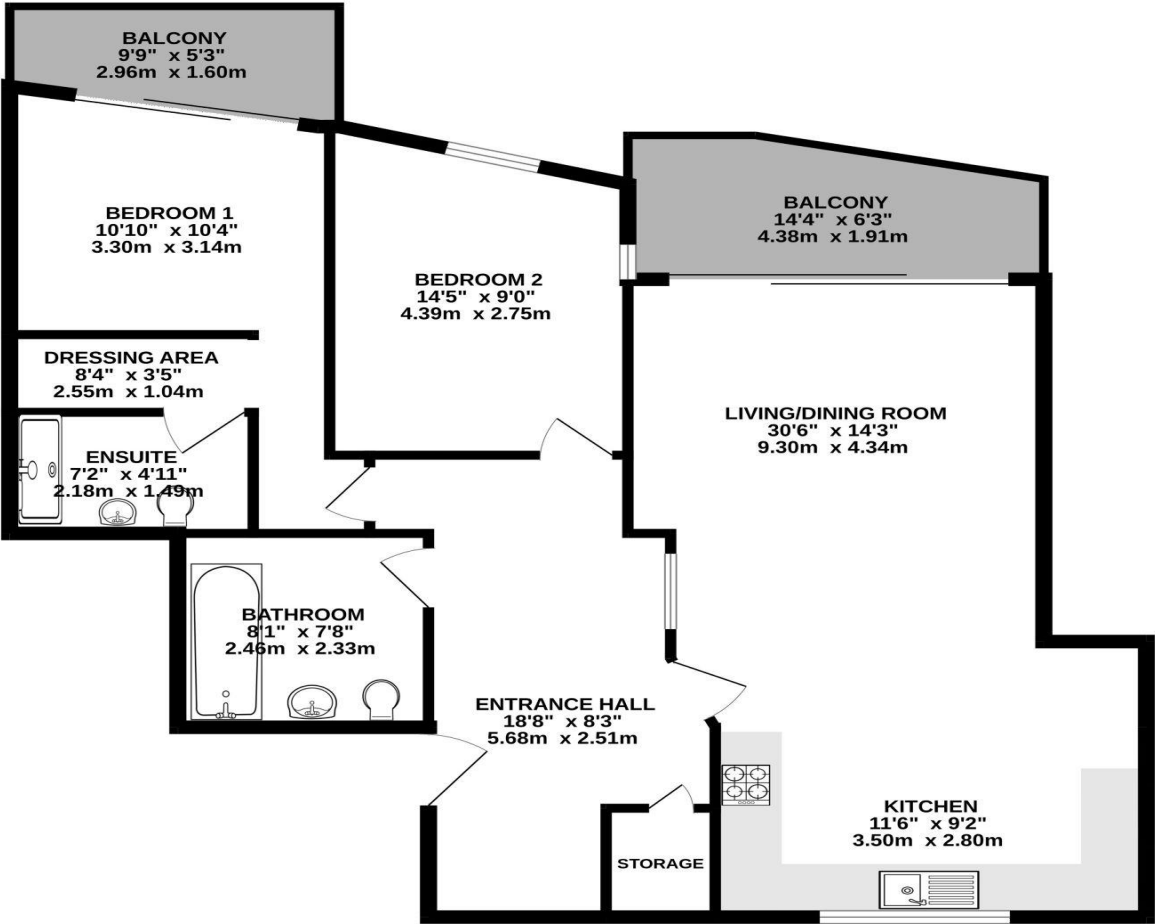
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

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.



SECOND FLOOR  
1007 sq.ft. (93.6 sq.m.) approx.







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0161 445 7474 [didsbury@gascoignehalman.co.uk](mailto:didsbury@gascoignehalman.co.uk)  
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

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