



Montmano Drive, Manchester, M20

Asking Price

£259,000

PURPOSE BUILT GROUND FLOOR APARTMENT

SPACIOUS LOUNGE AREA WITH UPVC PATIO DOORS

TWO DOUBLE BEDROOMS WITH MODERN FITTED
WARDROBES

SECURE ALLOCATED PARKING

NO CHAIN VENDOR

OPEN PLAN MODERN KITCHEN DINER

MASTER BEDROOM WITH DRESSING AREA AND EN
SUITE

COMMUNAL ENTRY PHONE SYSTEM

SUPERB WEST DIDSBURY LOCATION

READY TO WALK INTO CONDITION

Set within a sought after development in a superb West Didsbury location, this purpose built ground floor apartment is offered for sale with no chain vendor and is ready to walk into. From the moment you arrive, the communal entry phone system provides peace of mind and a welcoming sense of security, while the convenience of secure allocated parking makes day-to-day life effortlessly straightforward.



Inside, the layout has been designed for modern living, with an open plan modern kitchen diner that flows beautifully into a spacious lounge area. Whether you're enjoying a quiet morning coffee or hosting friends, the space feels bright and sociable, enhanced by UPVC patio doors that open out and bring in plenty of natural light.



Both bedrooms are generous doubles, each complemented by modern fitted wardrobes to keep everything neat and organised. The master bedroom is a real retreat, featuring a dedicated dressing area and a private en suite, offering that sought-after blend of comfort, privacy and everyday practicality. A second contemporary bathroom serves the home perfectly, ideal for guests or for making busy mornings feel calmer and more streamlined.



Montmano Drive enjoys a highly convenient position within easy reach of supermarkets, schools, leisure facilities and healthcare services, making it a great choice for both lifestyle and long-term practicality. Excellent commuter links are close at hand, including rail links nearby, helping you stay well connected to Manchester and beyond.

Why buy this property? You're getting a stylish, low-maintenance home in a desirable area, with two double bedrooms, two bathrooms, secure parking and an easy ground floor setting, all wrapped up in a move-in-ready package with no onward chain to slow you down.



Tenure - Leasehold - 226 Years remaining

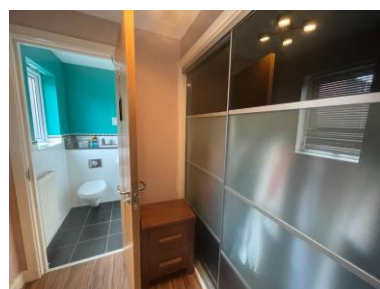
Ground Rent - £70 PA

Service Charge - £3756 PA

Communal Entrance

Entrance Hall

Solid wood flooring, secure entry com system, leading to all rooms.



Living Dining Room

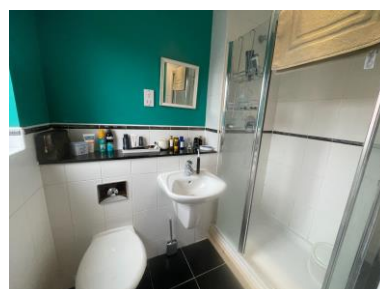
11' (3m 35cm) 3" x 10' (3m 4cm) 6"

Bright and spacious area with wood flooring, UPVC double glazed patio doors to the side aspect and UPVC double glazed window to the front aspect, ample space for lounge furniture and table and chairs.

Kitchen Area

8' (2m 43cm) 9" x 8' (2m 43cm) 5"

Fitted kitchen with ample base and eye level units with a complimentary work surface over and tiled splash backs, inset electric hob with oven and extractor hood, UPVC double glazed window to the side aspect.



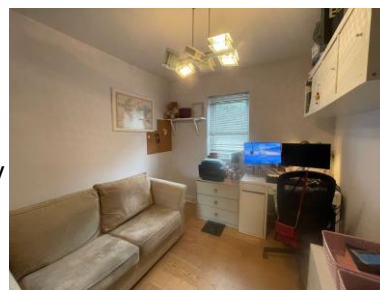
Master Bedroom

17' (5m 18cm) 9" x 8' (2m 43cm) 9"

Good size Master bedroom with wood flooring, UPVC double glazed patio doors to the rear aspect, quality fitted wardrobes, ample space for large double bed.

Dressing Room with En Suite

Sliding wardrobes in the dressing area with wood flooring. The en-suite is mainly tiled with a walk-in shower with glass shower screen, low level WC, pedestal hand wash basin, opaque UPVC double glazed window.



Bedroom Two

9' (2m 74cm) 3" x 7' (2m 13cm) 10"

Second bedroom is currently being used as a work from home office. With wood flooring, inset mirrored wardrobe, UPVC double glazed window.



Main Bathroom

Bespoke three piece bathroom suite with curved panel bath with glass shower screen, pedestal hand wash basin, low level WC, part tiled walls.



Outside

To the rear of the property is the allocated parking space and entry into the apartment block.

Disclaimer

Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves



