



**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

14-18 Orchard Street, West Didsbury  
**£199,950.00**



A large and well presented, contemporary top floor apartment. Located with the ever popular Burton Road on the doorstep with its array of independent shops, bars, restaurants and excellent transport links. Measuring a highly impressive 553 SQ FT and forming part of a highly sought-after purpose-built apartment block. Offering secure telephone entry and gated parking to the rear, this property is ideal for first time buyers and investors alike. Offered to the market with No Vendor Chain.

## Property details

- A Good-Sized Top Floor Apartment with Gated Parking and Secure Telephone Entry
- Measuring An Impressive 553 SQ FT
- Located in the Heart of West Didsbury, Close to Local Amenities and Excellent Transport Links
- Large Double Bedroom and Three-Piece Bathroom Suite
- Modern Fitted Kitchen and Spacious Living Room
- Offered to the Market with No Vendor Chain



## About this property

Internally the property boasts an exceptional level of spacious accommodation and comprises: entrance hallway which contains a useful storage cupboard, a contemporary three-piece bathroom suite, large double bedroom, modern fitted dining kitchen with integrated appliances and a good-sized living room completes the accommodation.

Externally the property offers well-maintained communal areas, gated parking and secure telephone entry.

Situated in the heart of West Didsbury the apartment offers a sought-after location moments from the bustling Burton Road, local Metrolink and with easy access to all major transport links.

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 Station on Lapwing Lane will provide easier access into Manchester City Centre and the Media City.





**DIRECTIONS**

M20 2LP

**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**

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**

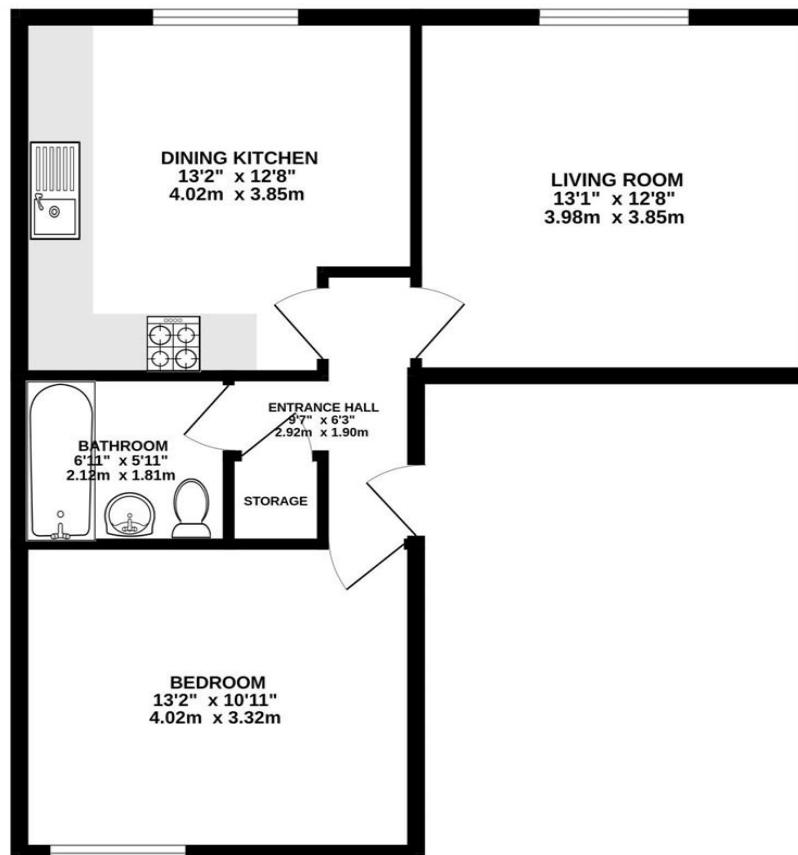
Ask Agent

**HAS PROPERTY BEEN FLOODED IN 5 YEARS**

Ask Agent

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SECOND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.





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