



**GASCOIGNE
HALMAN**

School Lane, Didsbury
£270,000.00

THE AREA'S LEADING ESTATE AGENCY



An immaculately presented and spacious second floor apartment in the heart of sought-after Didsbury Village. This attractive and well-managed contemporary development is just a stone's throw from local amenities and excellent transport links. The apartment offers two good sized double bedrooms, two bathrooms including an en-suite to the main bedroom, a superb open-plan living and dining room with south-facing balcony and modern fitted kitchen. This property further benefits from well-maintained communal areas, lift access to all floors, secure telephone entry, and covered secure allocated parking. Offered to the market with no vendor chain.

Property details

- Spacious second floor apartment, heart of Didsbury Village
- Two double bedrooms, main with three-piece en-suite shower room
- Family bathroom with three-piece suite
- Large open-plan living/dining room with modern kitchen
- South-facing balcony
- Gas central heating and double glazing
- Integral secure allocated parking and lift access to all floors
- Excellent Transport Links
- Parrswood High School catchment
- No vendor chain



About this property

The apartment has been finished to a high standard. Well-presented throughout, the property offers spacious accommodation and comprises a welcoming entrance hallway with secure telephone entry, two useful storage cupboards and two good sized double bedrooms. The main bedroom is particularly generous with its own three-piece en-suite shower room, while a good-sized family bathroom serves bedroom two.

The superb open-plan kitchen, living and dining room features integrated appliances and opens onto a south-facing balcony.

The apartment benefits from gas central heating and double glazing throughout. The development further benefits from beautifully maintained communal areas and covered secure allocated parking giving you direct access to the lift.

Didsbury Village is widely regarded as South Manchester's ultimate urban village where its tree-lined streets are home to an enviable mix of independent cafés, fine dining, boutique shops and vibrant bars.

Didsbury Village Metrolink stop is just steps away, with Manchester City Centre approximately five miles distant. Frequent buses along Kingsway (A34) and Wilmslow Road (A5145) and the national motorway network provide further options. The property falls within the catchment area of Parrswood High School.







DIRECTIONS

M20 6QX

COUNCIL TAX BAND

C

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

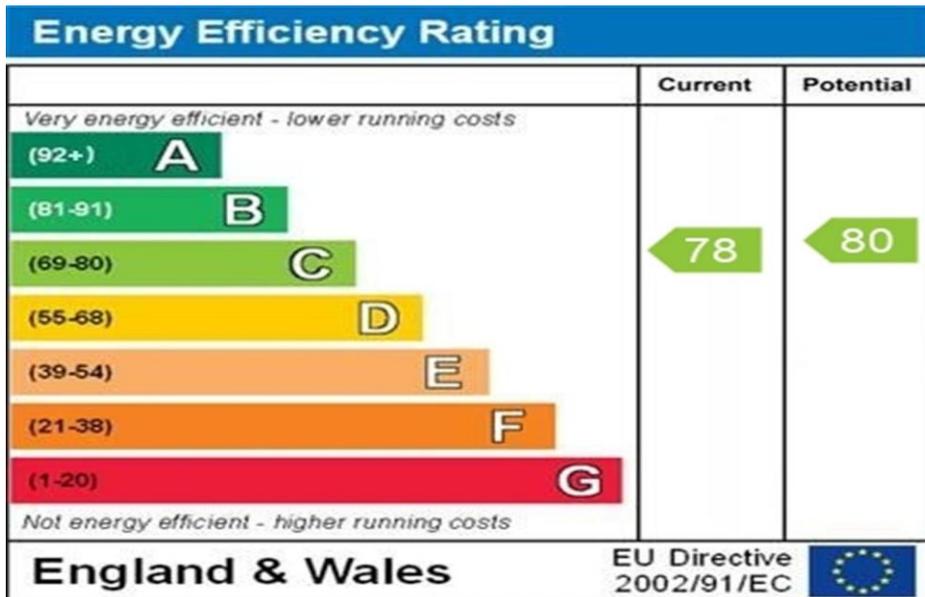
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

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

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

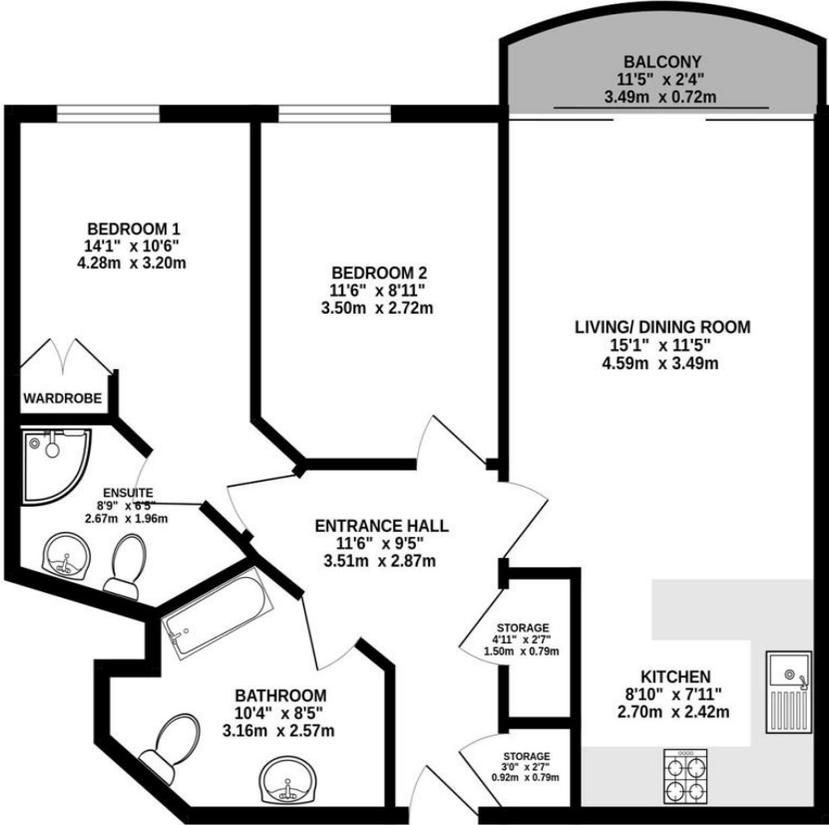
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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SECOND FLOOR
638 sq.ft. (59.2 sq.m.) approx.





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