



**GASCOIGNE  
HALMAN**

Barlow Moor Court, West Didsbury  
**Offers Over £250,000**

THE AREA'S LEADING ESTATE AGENCY



A stylish and well-presented first floor apartment in an enviable position situated in the fashionable Burton Road in West Didsbury, boasting TWO DOUBLE BEDROOMS, modern dining kitchen, generous living room with South facing aspect overlooking communal gardens, tasteful décor throughout, superb location close to West Didsbury and Didsbury villages, local Metrolink and excellent transport links.

## Property details

- A stylish and well-presented first floor apartment situated in the fashionable West Didsbury
- Entrance hallway, generous living and a large modern dining kitchen
- Two double bedrooms and a modern bathroom with useful utility area
- Secure gated resident and visitor parking and fabulous communal grounds
- Internal viewing highly recommended.
- Close to local amenities and a major transport links



## About this property

Introducing this superb first floor apartment which offers excellent space complemented by modern and tasteful fittings throughout.

The property internally comprises entrance hallway with useful storage, large modern dining kitchen, generous sized living room with South facing aspect overlooking the communal gardens, two large double bedrooms both enjoying pleasant views, bathroom with three-piece suite and additional storage cupboard currently used as a utility area.

The property offers secured gated resident and visitor parking, convenient location close to Burton Road in West Didsbury but also only a short walk to Didsbury village, local Metrolink and amenities.

Perfect for a first time buyer looking for a 'ready to move into' property.

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 Burton Road will provide easier access into Manchester City Centre and the Media City.





## DIRECTIONS

M20 2UX

## 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.

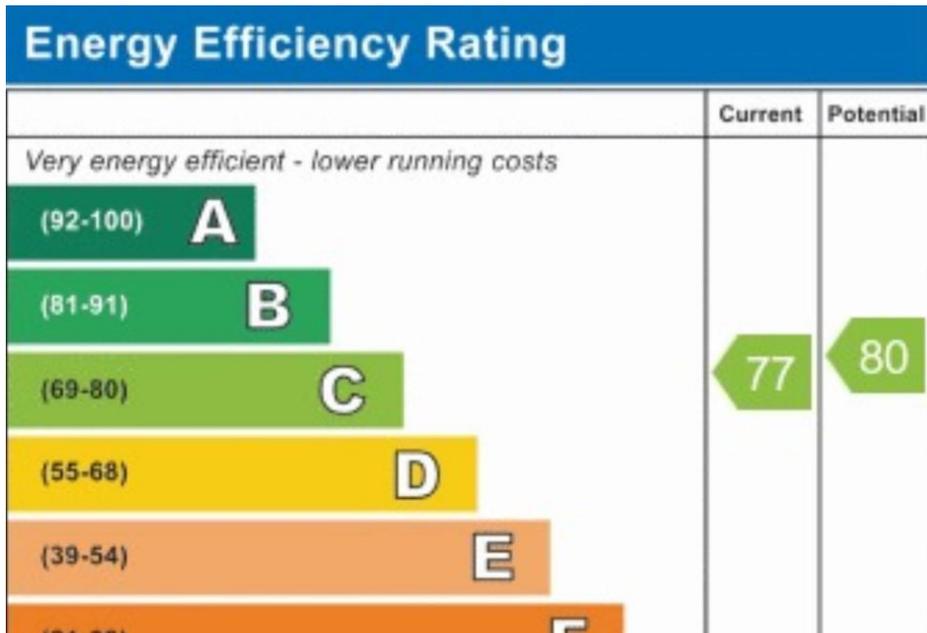
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



## PRIMARY SOURCE OF HEATING

Ask Agent

## PRIMARY ARRANGEMENT FOR SEWERAGE

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

No

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

No

## SOURCES OF FLOODING

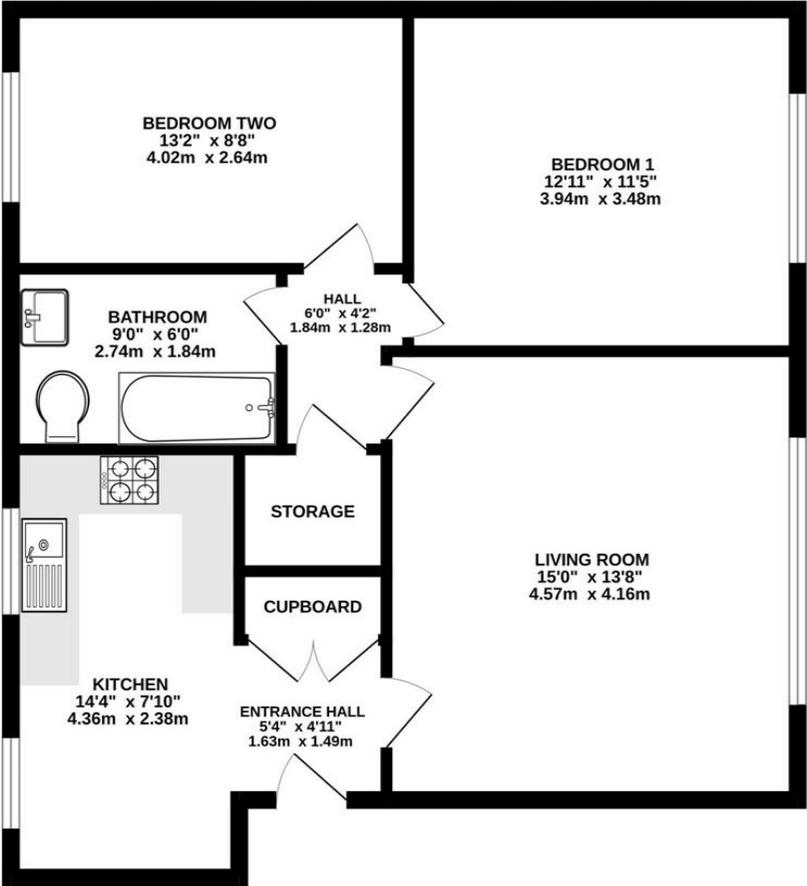
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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FIRST FLOOR  
709 sq.ft. (65.9 sq.m.) approx.





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