



**GASCOIGNE
HALMAN**

14-18 Orchard Street, West Didsbury
£190,000.00

THE AREA'S LEADING ESTATE AGENCY



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

A

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

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

Cable

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?

Yes

SOURCES OF FLOODING

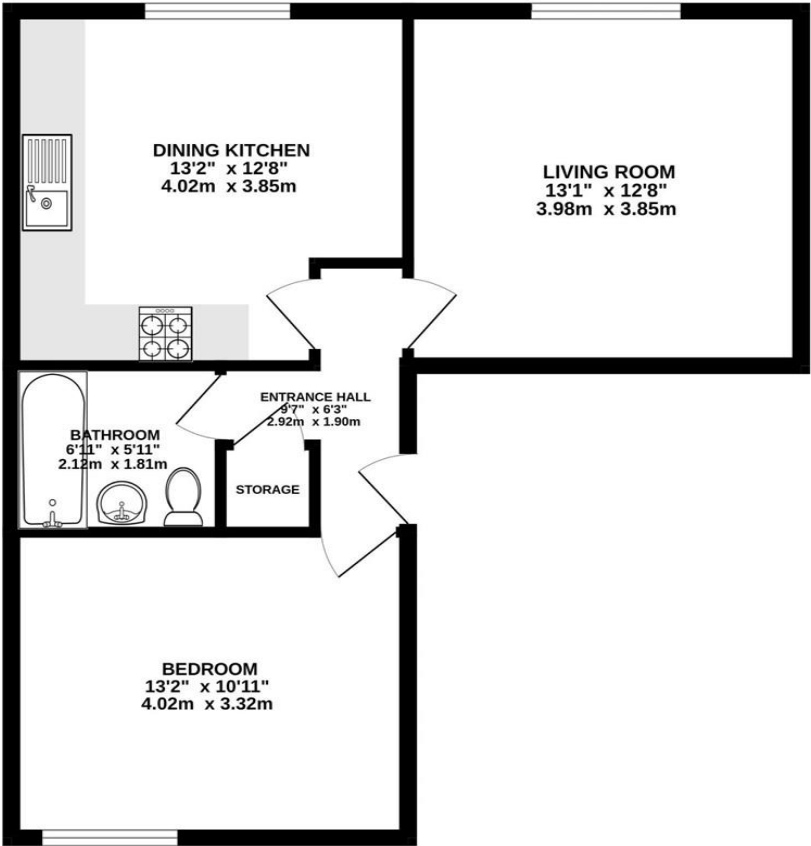
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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





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