



jordan fishwick

113 Barlow Moor Road, M20 2GP
Offers Over £360,000

Barlow Moor Road West Didsbury

Offers Over £360,000



A most impressive, TWO DOUBLE BEDROOM, TWO BATHROOM, apartment forming part of an EXCLUSIVE DEVELOPMENT which is within a SHORT STROLL of DIDSBURY VILLAGE. 963 sq ft.

The spacious living space is well presented throughout and benefits from both uPVC double glazing and gas central heating, with numerous noteworthy features including a superb open plan living/kitchen area extending to 30ft with a range of modern units and walk-in bay window, two excellent double bedrooms with fitted furniture in both and the main with a modern en-suite shower room, a further main bathroom, underground parking, lift access to all floors and attractive communal gardens & grounds,

Nicholas Court is a select purpose built development set back from Barlow Moor Road, being within easy reach of the array of cafés, bars, restaurants and shops in Didsbury Village, along with the Metrolink, excellent bus routes & the motorway network.





- Impressive ground floor apartment
- Two excellent double bedrooms
- Bathroom & En-Suite shower room
- Open plan living/kitchen over 30ft
- Integrated appliances
- Fitted furniture to both bedrooms
- Gas central heating
- uPVC double glazing
- Underground parking
- Council tax band - D / EPC - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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