



**GASCOIGNE  
HALMAN**

The Beeches, West Didsbury  
**£220,000.00**

THE AREA'S LEADING ESTATE AGENCY







A spacious and well-presented one bedroom apartment situated on the 'The Beeches', a popular road within moments of West Didsbury's fashionable Burton Road with its array of boutiques, bars and restaurants. Located on the ground floor of a period conversion with attractive bay window. Resident, gated allocated parking. Perfect for first time buyers or Investors alike.

## Property details

- A Bay Fronted Ground Floor Apartment
- Large Double Bedroom and a Contemporary Three-Piece Bathroom Suite
- Open Plan Living/Dining Room and a Fitted Kitchen
- Secure Resident Parking and Well-Maintained Communal Grounds
- Close to Local Amenities and Excellent Transport Links





## About this property

Internally the property enjoys good natural light and comprises; entrance hall, bathroom with three-piece suite, a large bedroom which boasts a bay fronted window, superb open-plan living/dining room with a further attractive bay-window. A kitchen with a range of fitted units completes the internal accommodation.

The property comes with well-maintained communal grounds and secure allocated parking for residents.

Enjoying a close proximity to both West Didsbury and Didsbury village, with easy access to all major transport links and Manchester city centre. Perfect for first time buyers or buy-to-let investors.

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 2FR

## COUNCIL TAX BAND

B

## 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

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

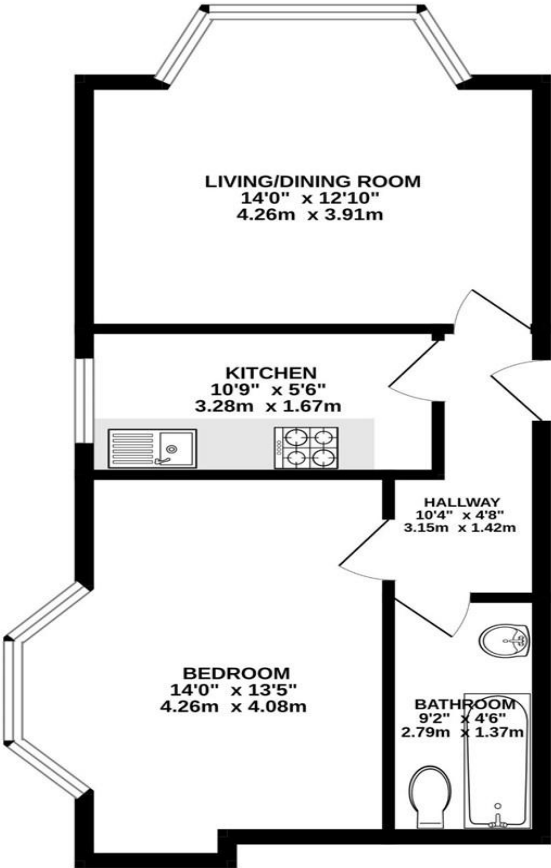
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.

GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq.ft. (41.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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