



**GASCOIGNE
HALMAN**

Atwood Road, Didsbury
Offers Over £300,000

THE AREA'S LEADING ESTATE AGENCY



A stylish and well-presented duplex apartment located within a highly sought after area, within a period conversion. Boasting spacious accommodation and situated only moments from Didsbury Village with its array of independent shops, bars, restaurants and excellent transport links. Offering a wealth of features such as high ceilings and large accommodation and measuring a highly impressive 853 SQ FT.

Property details

- A Well Presented and Appointed Duplex Apartment
- Spacious Accommodation Measuring an Impressive 853 SQ FT
- Modern Fitted Kitchen and a Light and Airy Dining/Living Room
- Two Good Sized Bedrooms, Three Piece Stylish Bathroom Suite and an En-Suite Shower Room
- Only Moments from Didsbury Village with its Array of Independent Shops, Bars, Restaurants and Excellent Transport Links
- Internal Viewing Highly Recommended



About this property

Internally to the ground floor the property comprises; welcoming entrance hallway, a modern fitted kitchen, a large bay fronted living/dining room with an abundance of natural light. A large double bedroom and a contemporary three-piece bathroom suite completes the ground floor

To the lower ground floor there is a spacious bay fronted double bedroom which boasts a three-piece en-suite shower room.

The property is located only moments from Didsbury Village, excellent transport links and resident parking to both the front and rear of the property.

Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks. Local schooling is excellent. Didsbury has several primary schools including Beaver Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parrs Wood High School.





DIRECTIONS

M20 6TD

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.

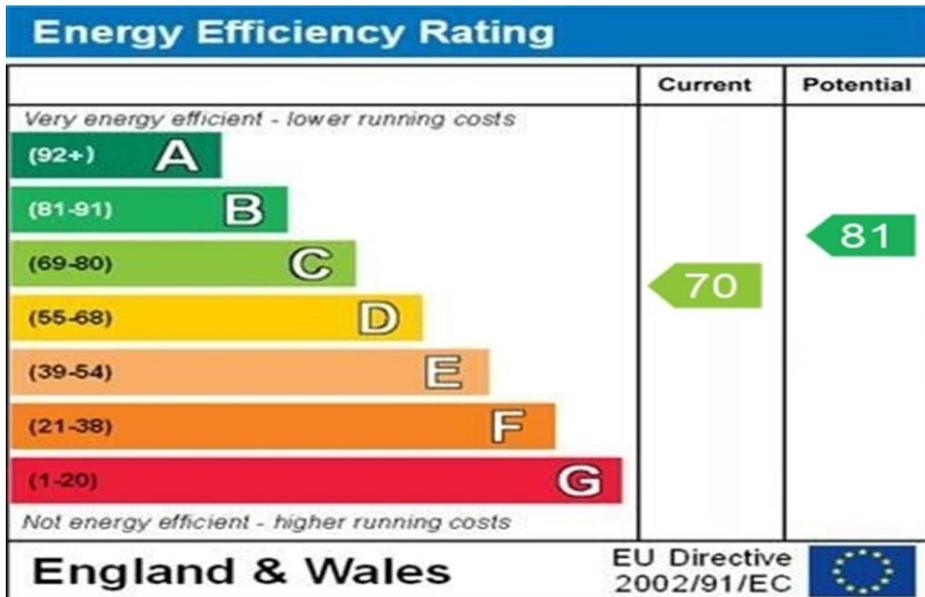
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

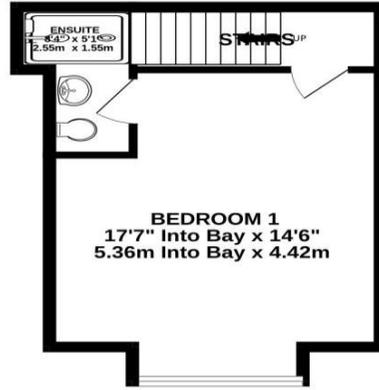
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

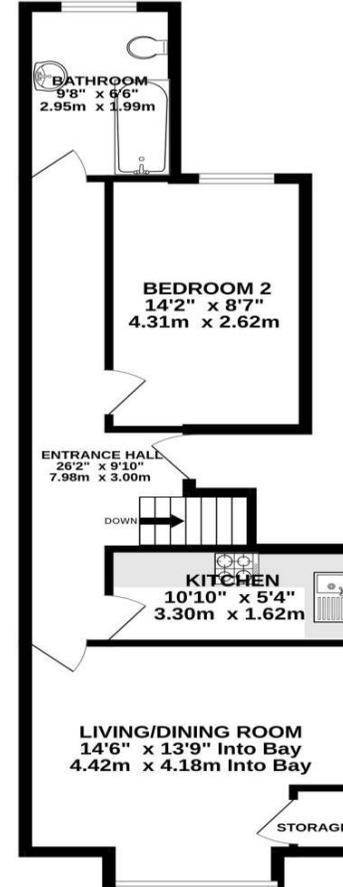
No

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LOWER GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.





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