



**GASCOIGNE
HALMAN**

Spath Road, Didsbury
£295,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and well-presented second floor two bedroom retirement apartment in Didsbury Village. Situated on the ever popular and leafy Spath Road the apartment offers allocated parking, balcony and light and airy accommodation throughout. Offered to the market with no vendor chain.

Property details

- Extremely Spacious Second Floor Retirement Apartment
- Two Good Sized Double Bedrooms, En-Suite and Bathroom
- Large Open Plan Living/Dining Room and Fitted Separate Kitchen
- Allocated Parking Space
- Close to Local Amenities and Excellent Transport Links
- Offered to the Market with No Vendor Chain



About this property

Barfield house is a purpose built retirement development for over 55's. The small select development has lift access to all floors and benefits from a house manager and care line. There is no vendor chain involved with the sale of this apartment.

The apartment in brief comprises at second floor level of an entrance hallway with intercom, cloak cupboard, airing cupboard, large living/dining room with dual access windows and a door opening onto a covered balcony, fitted kitchen, two good sized double bedrooms, ensuite bathroom and separate shower room.

The apartment benefits from pleasant leafy views, allocated parking and communal gardens.

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.





DIRECTIONS

M20 2BX

COUNCIL TAX BAND

E

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

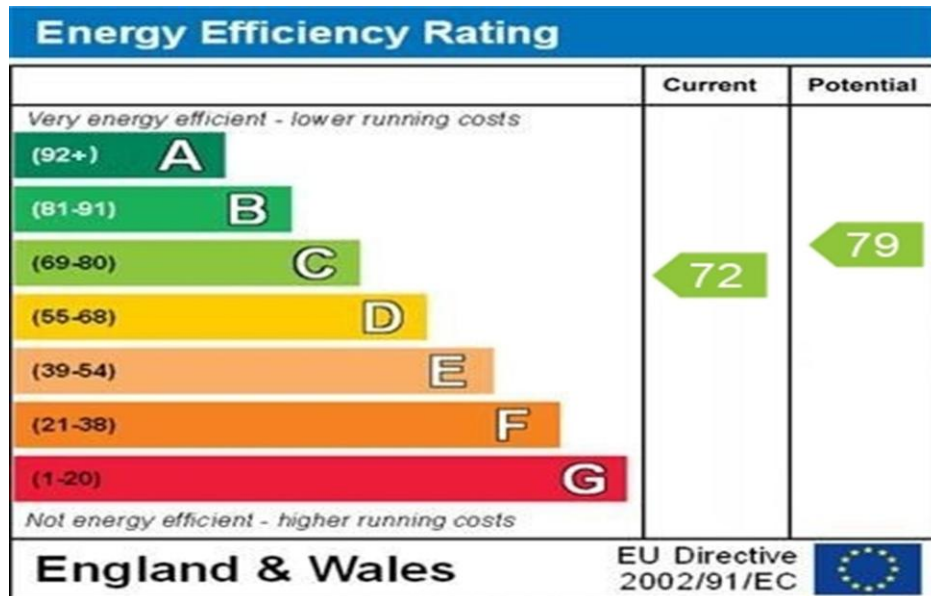
LOCAL AUTHORITY

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

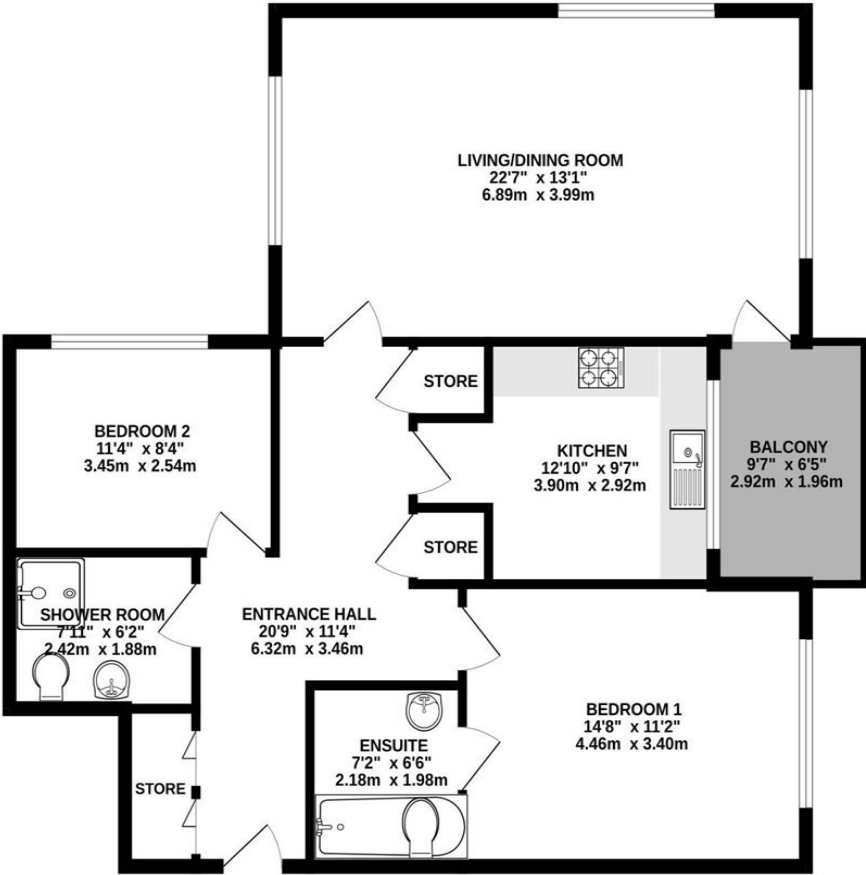
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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
931 sq.ft. (86.5 sq.m.) approx.





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