



**GASCOIGNE  
HALMAN**

Stanton Avenue, West Didsbury  
**£300,000.00**

THE AREA'S LEADING ESTATE AGENCY



Situated within a well-maintained purpose-built development, this spacious two double bedroom ground floor apartment offers comfortable living in the highly desirable setting of Stanton Avenue. Located on a private road with easy access to excellent transport links and Burton Road with its array of bars, restaurants and independent shops. Offered to the market with No vendor chain.

## Property details

- A Spacious and Well-Presented Ground Floor Apartment
- Located on a Private Road Within Easy Access To Excellent Transport Links and the Ever Popular Burton Road
- Two Good Sized Double Bedrooms and a Three-Piece Bathroom Suite
- Large Open Plan Living/Dining Room and a Modern Fitted Kitchen
- Well Kept Communal Gardens and Offering a Garage
- Offered to the Market with No Vendor Chain



## About this property

The property features a bright and generously proportioned, open plan living/dining space with sliding doors leading to the well-kept communal gardens. The modern fitted kitchen is well-equipped with contemporary units and ample worktop space, while the stylish bathroom serves both bedrooms. Both bedrooms are good sized doubles and complete the internal accommodation.

Externally, the property benefit from access to attractive and well-kept communal gardens providing a peaceful outdoor space to enjoy throughout the year. The building itself is set within pleasant surroundings and presents an appealing, well-cared-for exterior. The property also offers a garage.

Offered to the market with No vendor chain.

There is easy access to both West Didsbury and Didsbury Villages catering for everyday requirements where there is a wide range of restaurants, bars and shops. 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 Burton Road provides easy access into Manchester City Centre and Media City.







## DIRECTIONS

M20 2PT

## COUNCIL TAX BAND

C

## 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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?

No

## SOURCES OF FLOODING

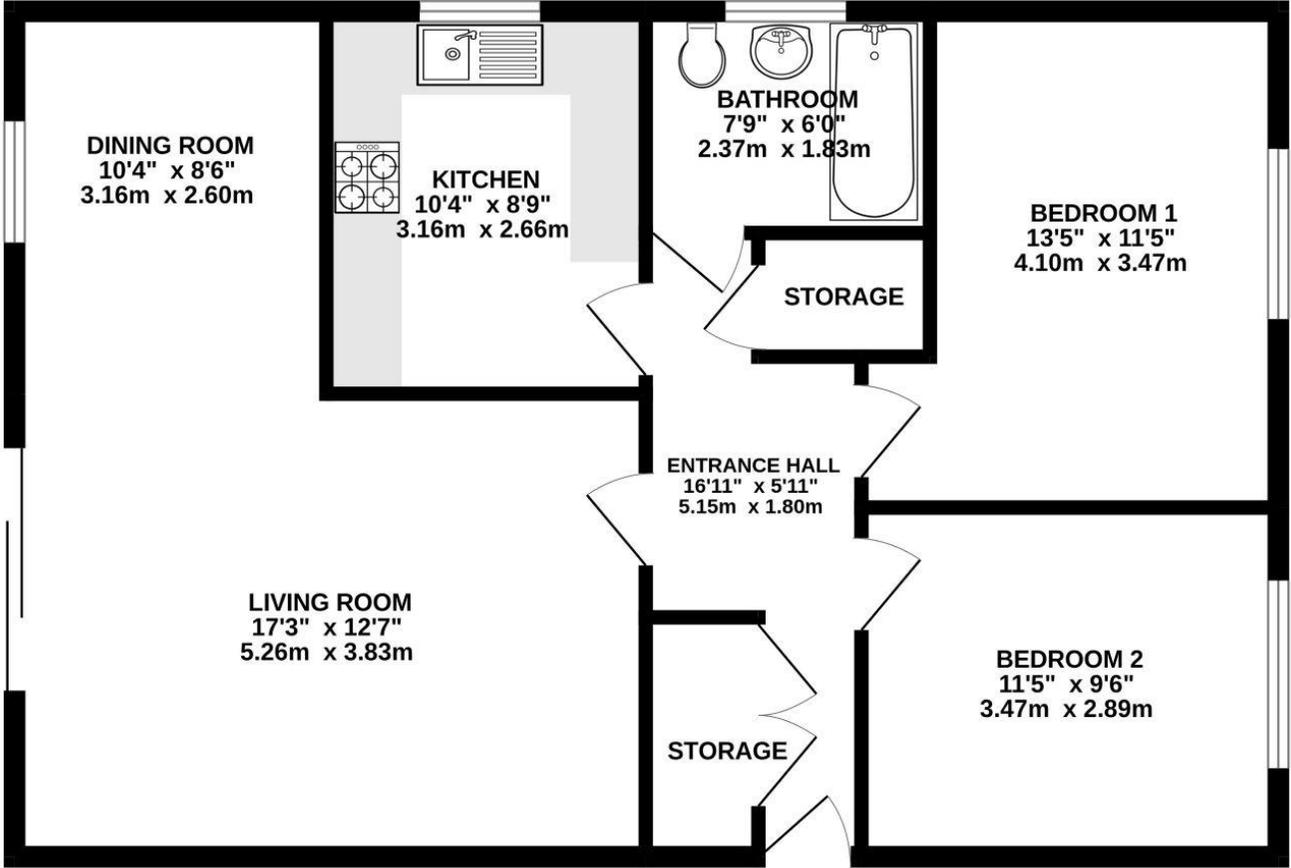
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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**GROUND FLOOR**  
791 sq.ft. (73.5 sq.m.) approx.





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