



**GASCOIGNE
HALMAN**

Montmano Drive, West Didsbury
£250,000.00

THE AREA'S LEADING ESTATE AGENCY



A stunning and well-presented two double bedroom ground floor apartment located in a highly sought purpose built apartment block. The property boasts light and airy and immaculate accommodation measuring a highly impressive 829 SQ FT. Located only moments from the ever popular Burton Road with its array of bars, restaurants, independent shops and excellent transport links. The property benefits from being situated within a gated development, an allocated parking space, lift access to all floors and secure entry.

Property details

- A Spacious and Well-Presented Ground Floor Apartment
- Gated Development with Secure Access and Lift Access to All Floors
- Large Open Plan Living/Dining Room and a Modern Fitted Kitchen
- Dressing Area, En-Suite Shower Room and a Modern Refitted Bathroom
- Sun Terrace, Secure Parking/Entry and Lift Access to all Floors
- Close to Local Amenities and Excellent Transport Links



About this property

Internally the property can be found on the ground floor and comprises: welcoming entrance hallway with a useful storage/utility cupboard. Large double bedroom benefiting from a dressing area and a contemporary three-piece en-suite shower room. A further double bedroom with dual access windows is served by a stylish three-piece bathroom suite. There is a modern fitted kitchen with an array of integrated appliances which opens out to a spacious and light and airy living/dining room which boasts a sun terrace.

Externally the development is gated and offers secure entry, lift access to all floors and an allocated parking space.

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 Burton Road will provide easier access into Manchester City Centre and the Media City.







DIRECTIONS

M20 2EB

COUNCIL TAX BAND

D

TENURE

Leasehold

SERVICES (NOT TESTED)

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

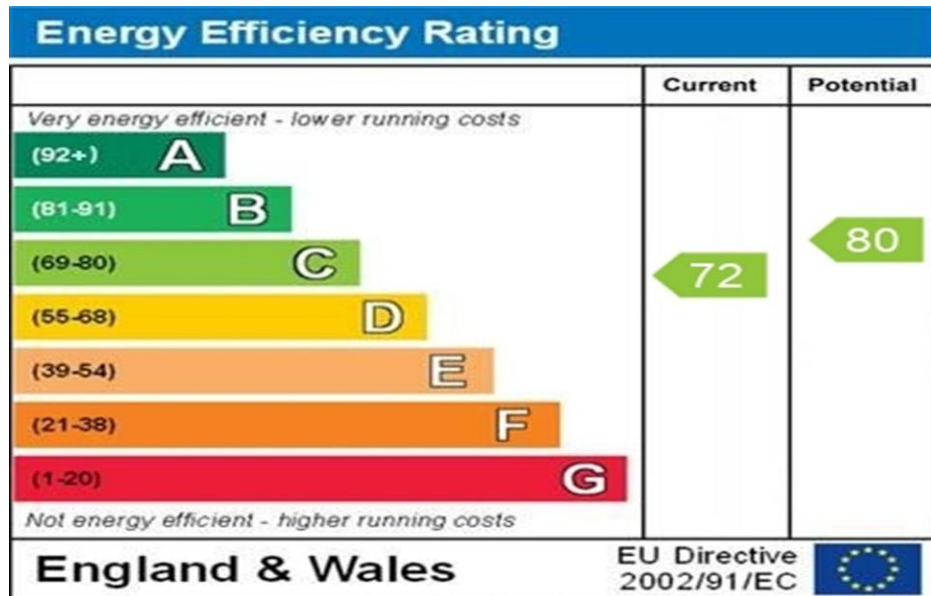
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Electric

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

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

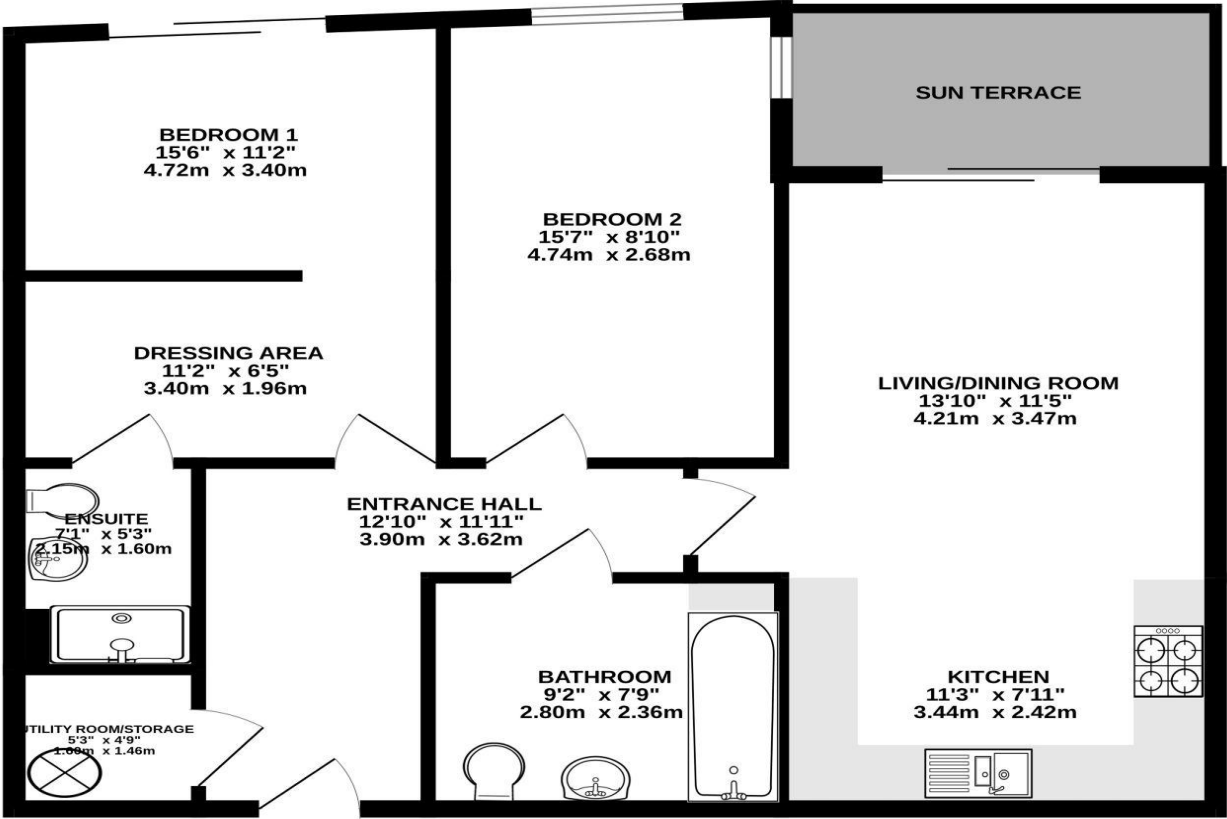
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR



TOTAL FLOOR AREA : 829sq.ft. (77.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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