



**GASCOIGNE
HALMAN**

Ladysmith Road, Didsbury
£300,000.00

THE AREA'S LEADING ESTATE AGENCY



A light and airy mid terrace property. Located only moments from Didsbury village with its array of independent shops, bars, restaurants and excellent transport links such as the Metrolink. Offered to the market with No Vendor Chain, this property is ideal for first time buyers and investors alike. Large living room, open plan dining kitchen, two good sized bedrooms and huge potential for any buyer to extend (STPP).

Property details

- A Light and Airy Mid Terrace Property
- Located Only Moments from Didsbury Village
- Spacious Living Room and Dining Kitchen
- Two Bedroom and a Three-Piece Bathroom Suite
- Courtyard Rear Garden
- Offered to the Market with No Vendor Chain



About this property

Internally the property comprises of a porch which leads to the light and airy living room. To the rear of the property there is a fitted dining kitchen with stairs that lead to the first floor and access to the rear garden.

To the second floor there is a good sized primary double bedroom and a further single bedroom with built in wardrobes. A three-piece bathroom suite serves both bedrooms.

Externally to the front you approach a paved front garden. To the rear the property offers a courtyard garden with fenced boundaries and access to a communal alleyway.

Offered to the market with No Vendor Chain.

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 Parris Wood High School.





DIRECTIONS

M20 6HL

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.

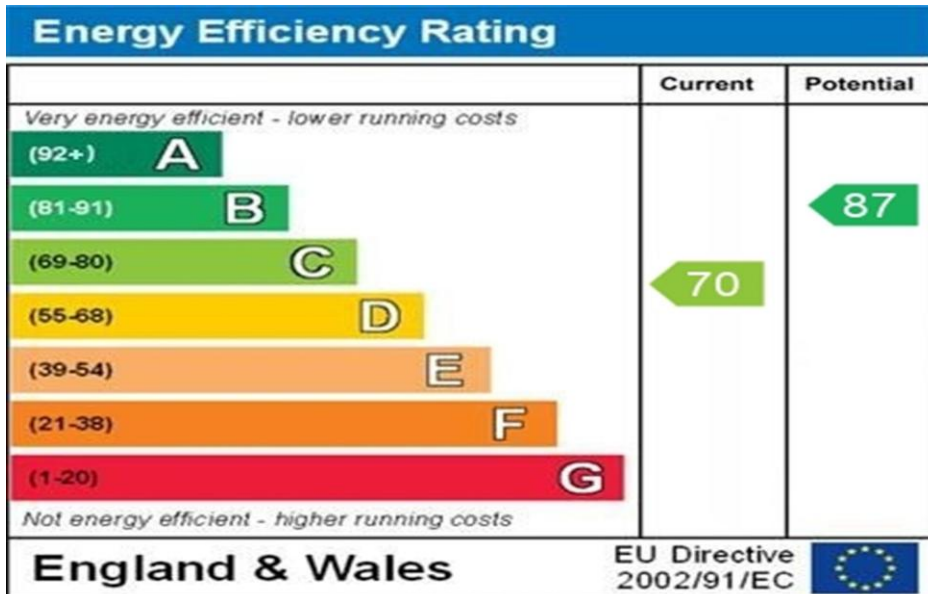
LOCAL AUTHORITY

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

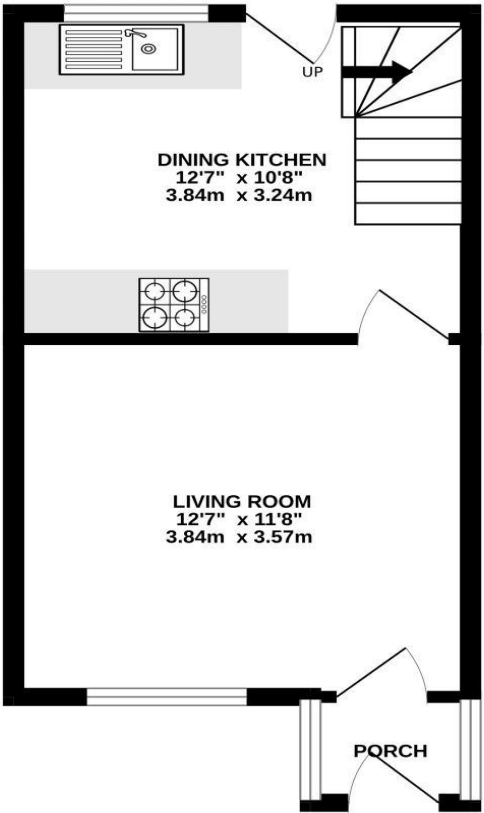
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

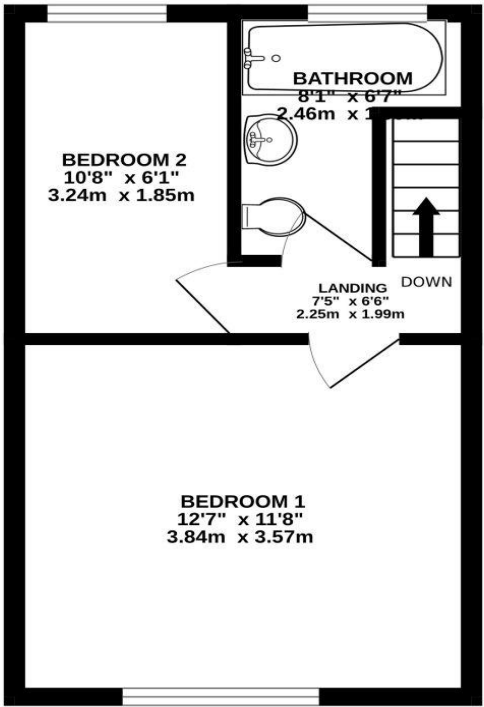
No

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



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.





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