



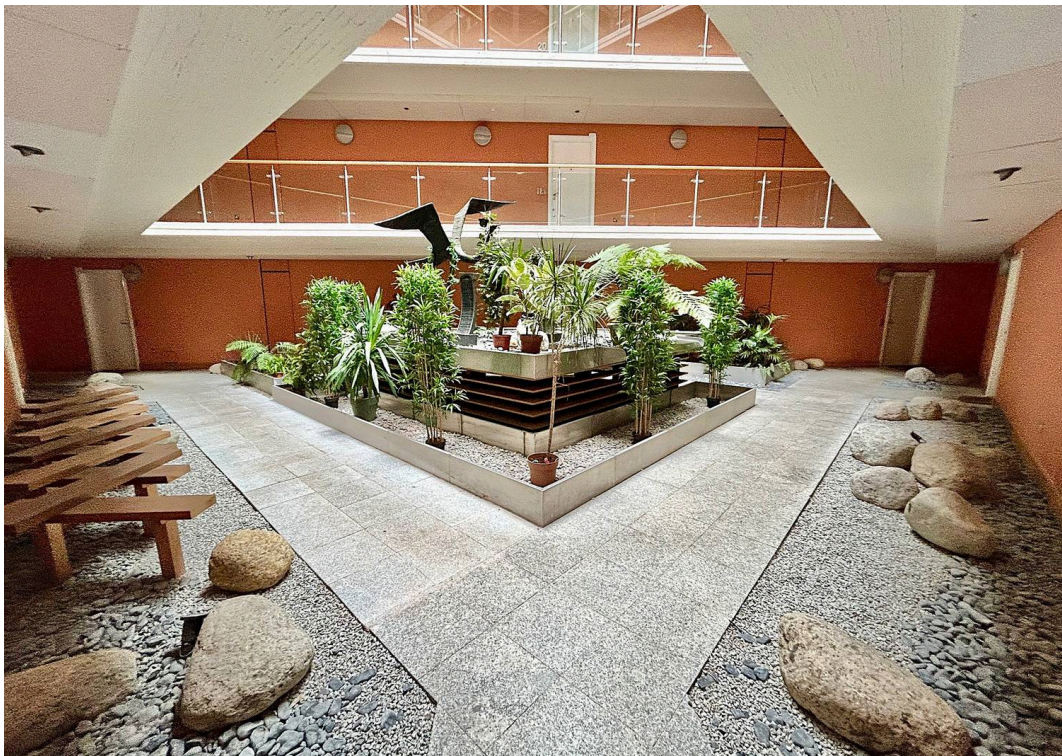
Shapley Court, School Lane, 12 School Lane

£270,000

Didsbury

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Shapley Court, School Lane

Didsbury

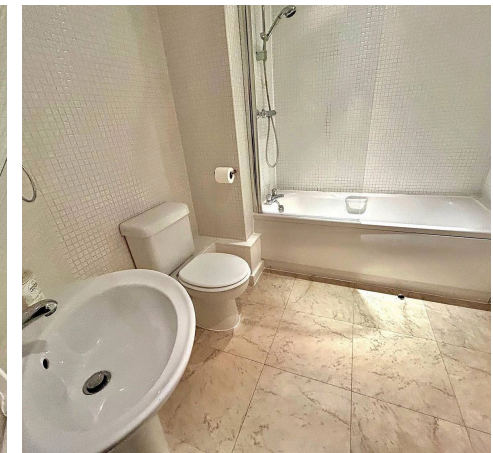
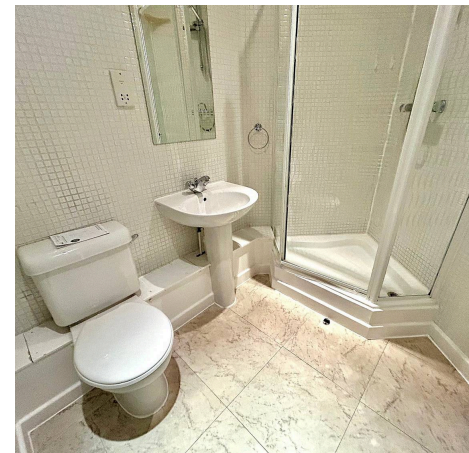
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Family bathroom with three-piece suite
- Spacious second floor apartment, heart of Didsbury Village
- Two double bedrooms, main with three-piece en-suite shower room
- Large open-plan living/dining room with modern kitchen
- South-facing balcony
- Gas central heating and double glazing
- Integral secure allocated parking and lift access to all floors
- Excellent Transport Links
- Parrswood High School catchment
- No vendor chain



Shapley Court, School Lane

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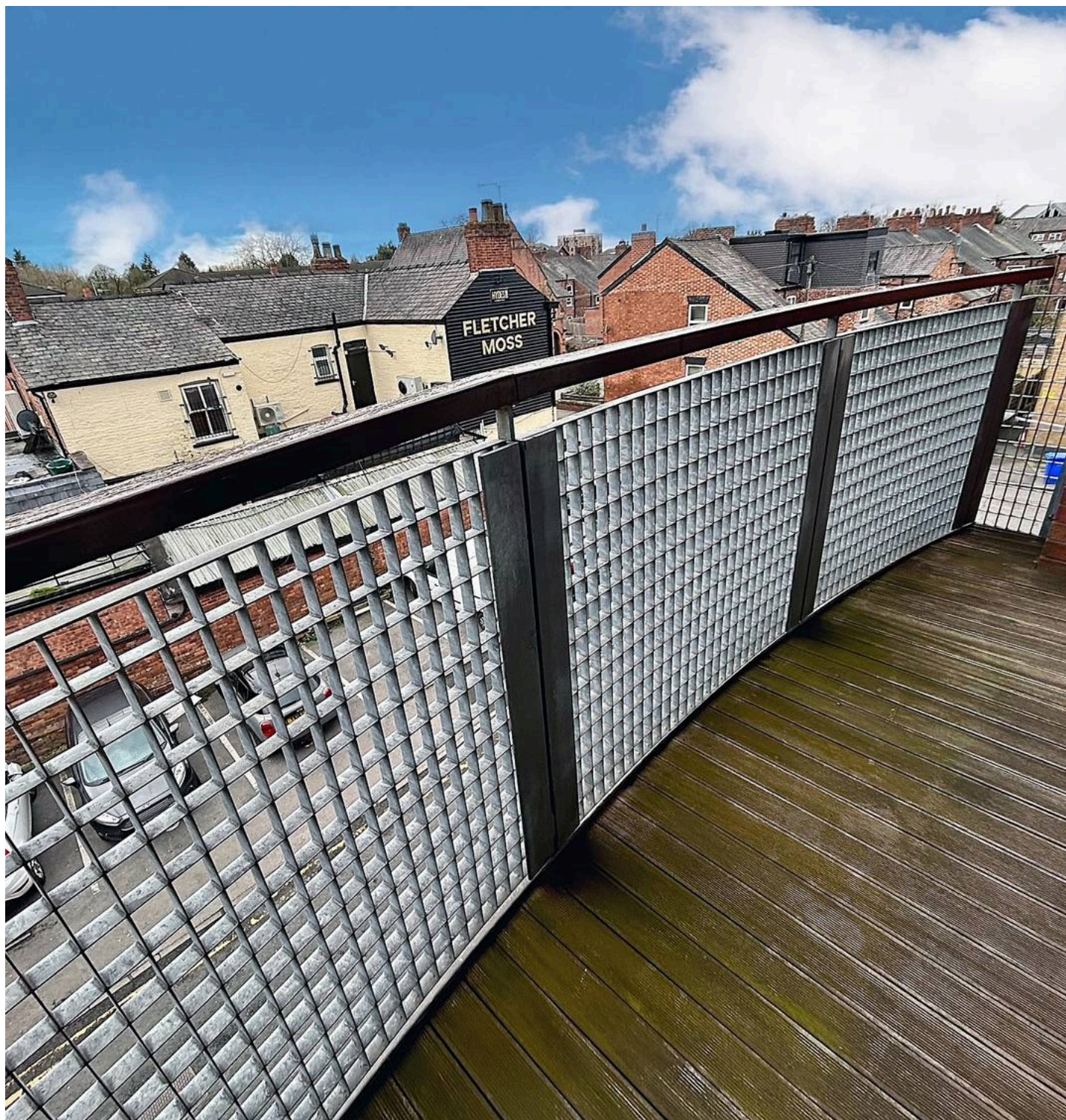
An immaculately-presented and spacious second floor apartment in the heart of sought-after Didsbury Village. This attractive and well-managed contemporary development is just a stone's throw from local amenities and excellent transport links. The apartment offers two good sized double bedrooms, two bathrooms including an en-suite to the main bedroom, a superb open-plan living and dining room with south-facing balcony and modern fitted kitchen. This property further benefits from well-maintained communal areas, lift access to all floors, secure telephone entry, and covered secure allocated parking. Offered to the market with no vendor chain.

The apartment has been finished to a high standard. Well-presented throughout, the property offers spacious accommodation and comprises a welcoming entrance hallway with secure telephone entry, two useful storage cupboards and two good sized double bedrooms. The main bedroom is particularly generous with its own three-piece en-suite shower room, while a good-sized family bathroom serves bedroom two.

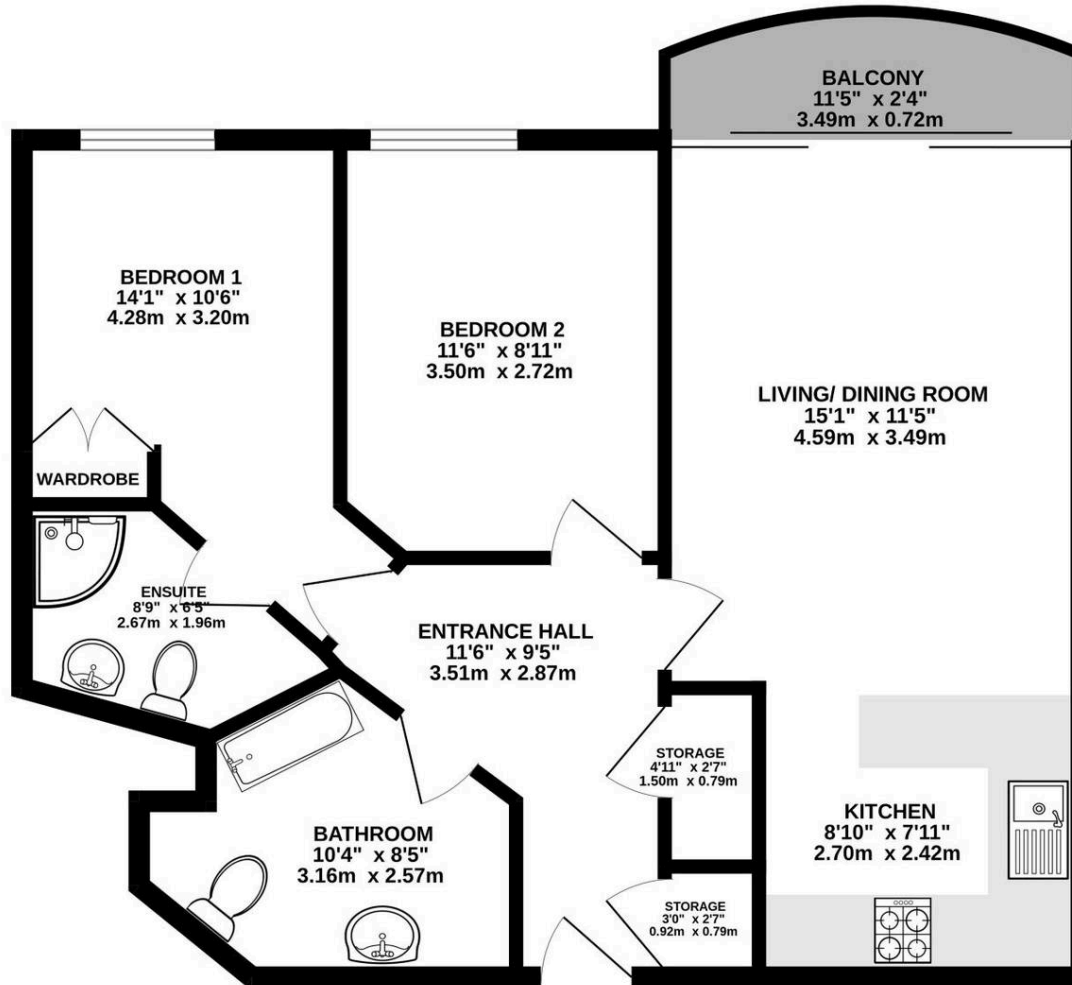
The superb open-plan kitchen, living and dining room features integrated appliances and opens onto a south-facing balcony.

The apartment benefits from gas central heating and double glazing throughout. The development further benefits from beautifully-maintained communal areas and covered secure allocated parking giving you direct access to the lift.

Didsbury Village is widely regarded as South Manchester's ultimate urban village where its tree-



SECOND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



You can include any text here. The text can be modified upon generating your brochure.



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