



52 Montmano Drive, West Didsbury
Manchester

£250,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



52 Montmano Drive

West Didsbury, Manchester

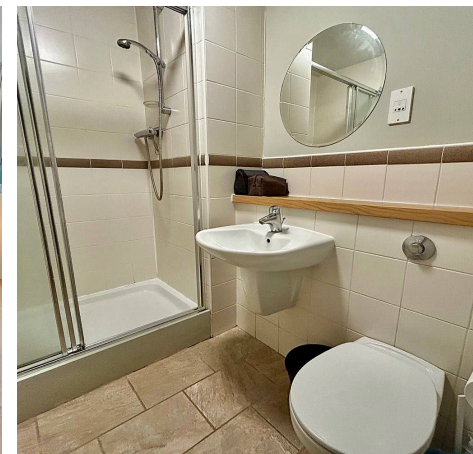
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E

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



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West Didsbury, Manchester

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

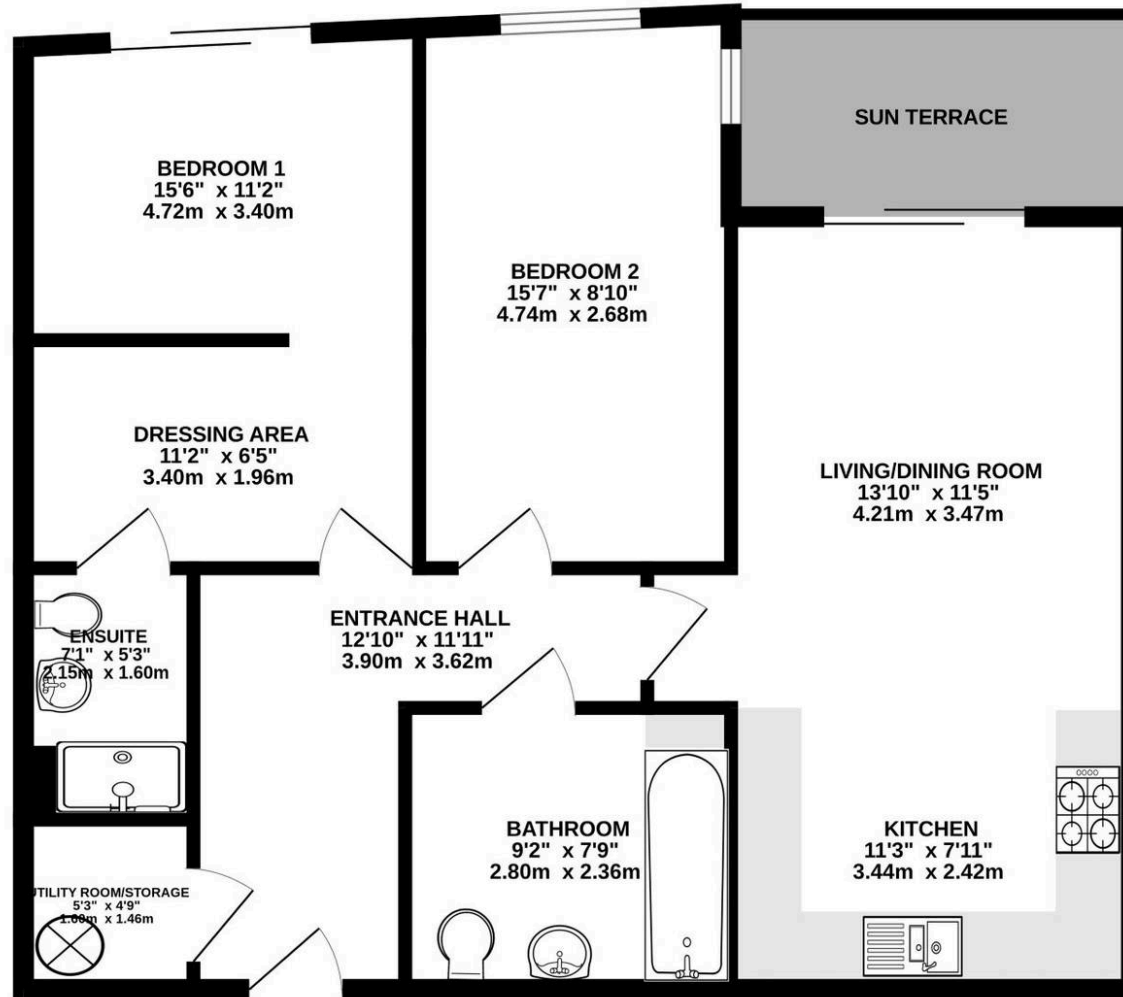
Internally the property can be found on the ground floor and comprises: welcoming entrance hallway with a useful storage/utility cupboard. Large double bedroom benefiting from a dressing area and a contemporary three piece en-suite shower room. A further double bedroom with dual access windows is served 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



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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