



Flat 7, 9 Toddbrook Close, West Didsbury, Manchester

£375,000

Manchester

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# Flat 7, 9 Toddbrook Close

Manchester

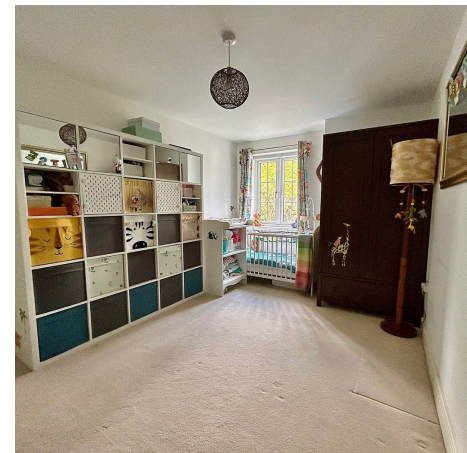
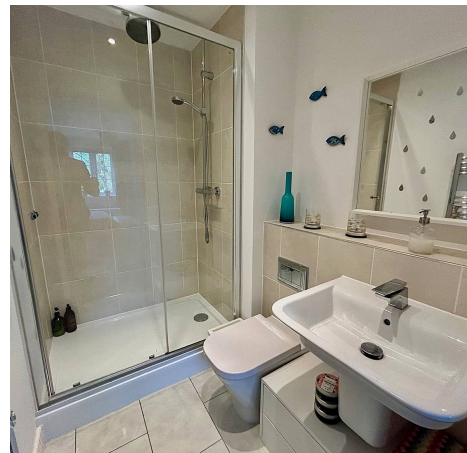
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- A Spacious and Light and Airy First Floor Apartment
- Measuring a Highly Impressive 961 SQ FT
- Two Large Double Bedrooms, En-Suite Shower Room and Stylish Family Bathroom
- Stunning Open Plan Living/Dining Kitchen with Charming Views Over Cavendish Park
- Allocated Parking, Visitor Parking, bike store and Well Kept Communal Grounds
- Located Close to Burton Road, Excellent Transport Links and Local Amenities



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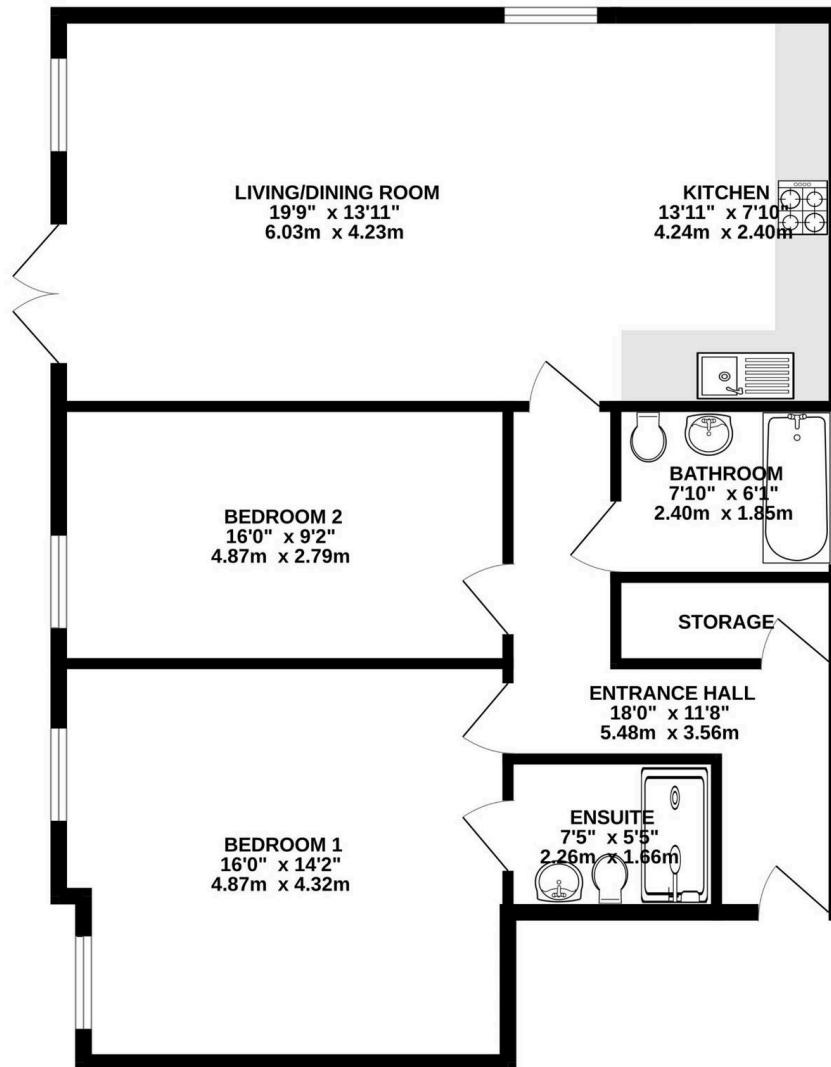
## Manchester

This beautifully presented two double bedroom flat offers a superb opportunity for first-time buyers, professionals, or investors seeking a stylish and conveniently located first floor apartment. Set within a well-maintained purpose built apartment block and located only moments from the ever popular Burton Road with its array of bars, restaurants, independent shops, excellent transport links and stunning views over Cavendish Park. The property boasts a spacious and thoughtfully designed interior with an immaculate finish throughout.

Comprising of a welcoming entrance hall that leads to a generous open-plan living and dining area. Attractive French doors allow natural light to flood the space, creating a bright and airy space that is ideal for everyday life. The modern fitted kitchen is equipped with a range of integrated appliances, ample storage, and sleek work surfaces, providing a practical and attractive setting. Both bedrooms are well-proportioned, with the principal bedroom benefitting from built-in wardrobes for additional storage convenience and a stylish three piece ensuite shower room. The second bedroom offers another double bedroom. The contemporary bathroom is finished to a high standard. Residents also benefit from well-kept communal areas, ensuring ease of movement and a pleasant environment. Situated in a sought-after location, the flat enjoys excellent access to a wide range of amenities, including shops, cafes, restaurants, and public transport links, making commuting and day-to-day living both straightforward and enjoyable. The area is known for its vibrant community atmosphere and proximity to reputable schools, leisure facilities, and cultural attractions, enhancing the appeal for a variety of buyers.



FIRST FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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