



44 Georgia Avenue, West Didsbury
Manchester

£195,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



44 Georgia Avenue

West Didsbury, Manchester

A well presented and spacious modern apartment located on the second floor of a popular purpose built apartment block. Offering two good-size double bedrooms, large open-plan living dining room, contemporary kitchen and bathroom and ample storage. Situation on a popular modern development only moments from the heart of West Didsbury and the vibrant Burton Road with its array of boutiques, bars and restaurants. Only a short walk to the local Metrolink and easy access to Manchester city centre. Offered to the market with No Vendor Chain.

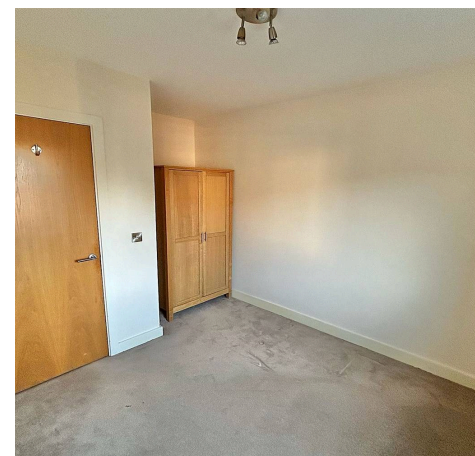
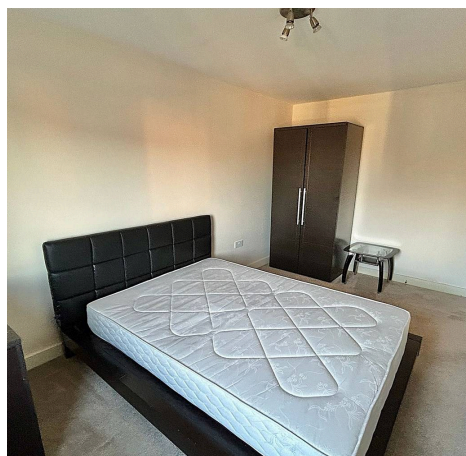
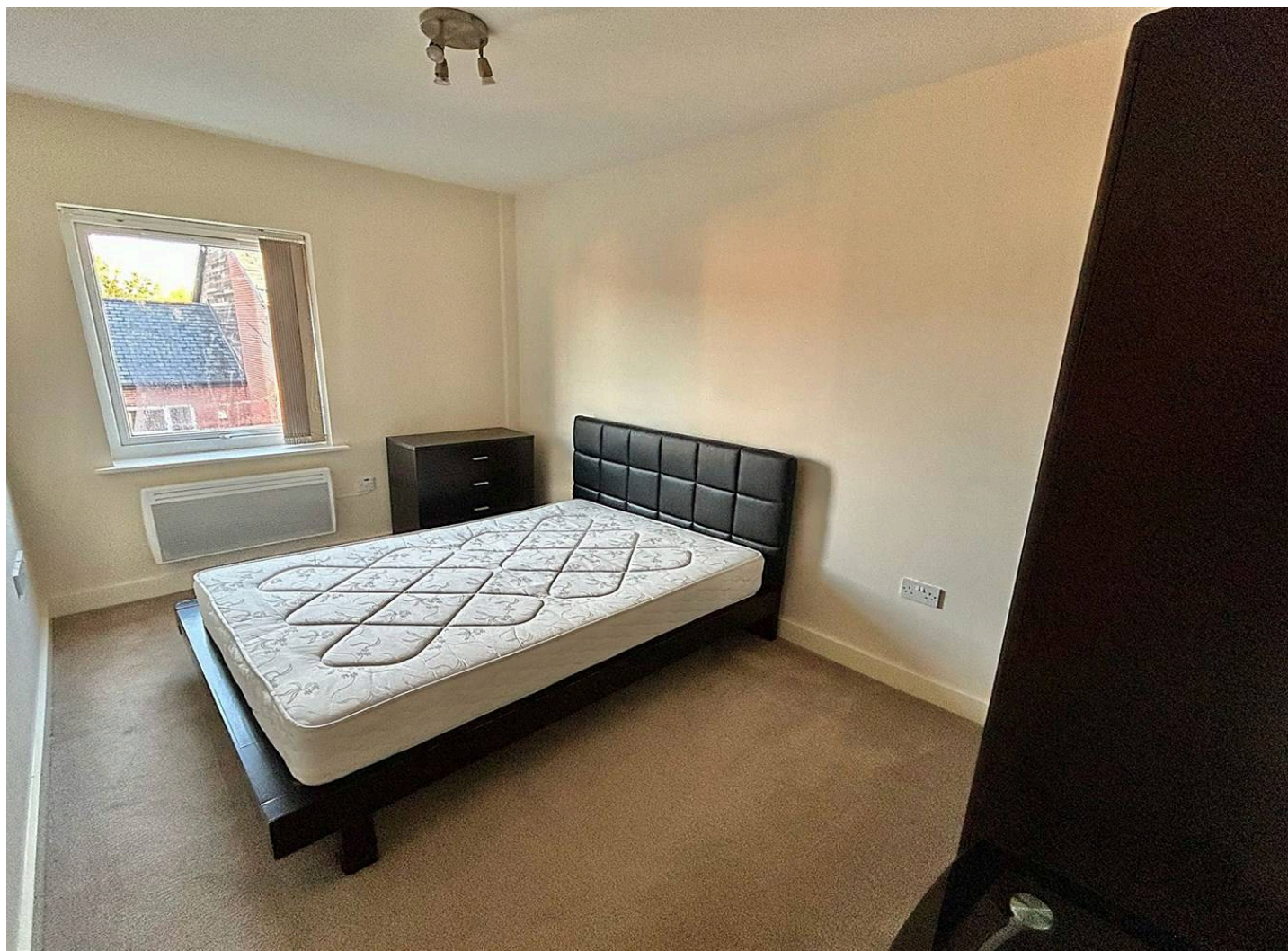
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Two Good Sized Bedrooms and a Three Piece Bathroom Suite
- Modern Kitchen with Open Plan Living/Dining Room
- Offered to the Market with No Vendor Chain
- Located Moment from Burton Road with its Array of Bars, Restaurants and Excellent Transport Links
- Located on the Second Floor with Secure Entry and Lift Access to All Floors
- A Well Presented and Spacious Apartment



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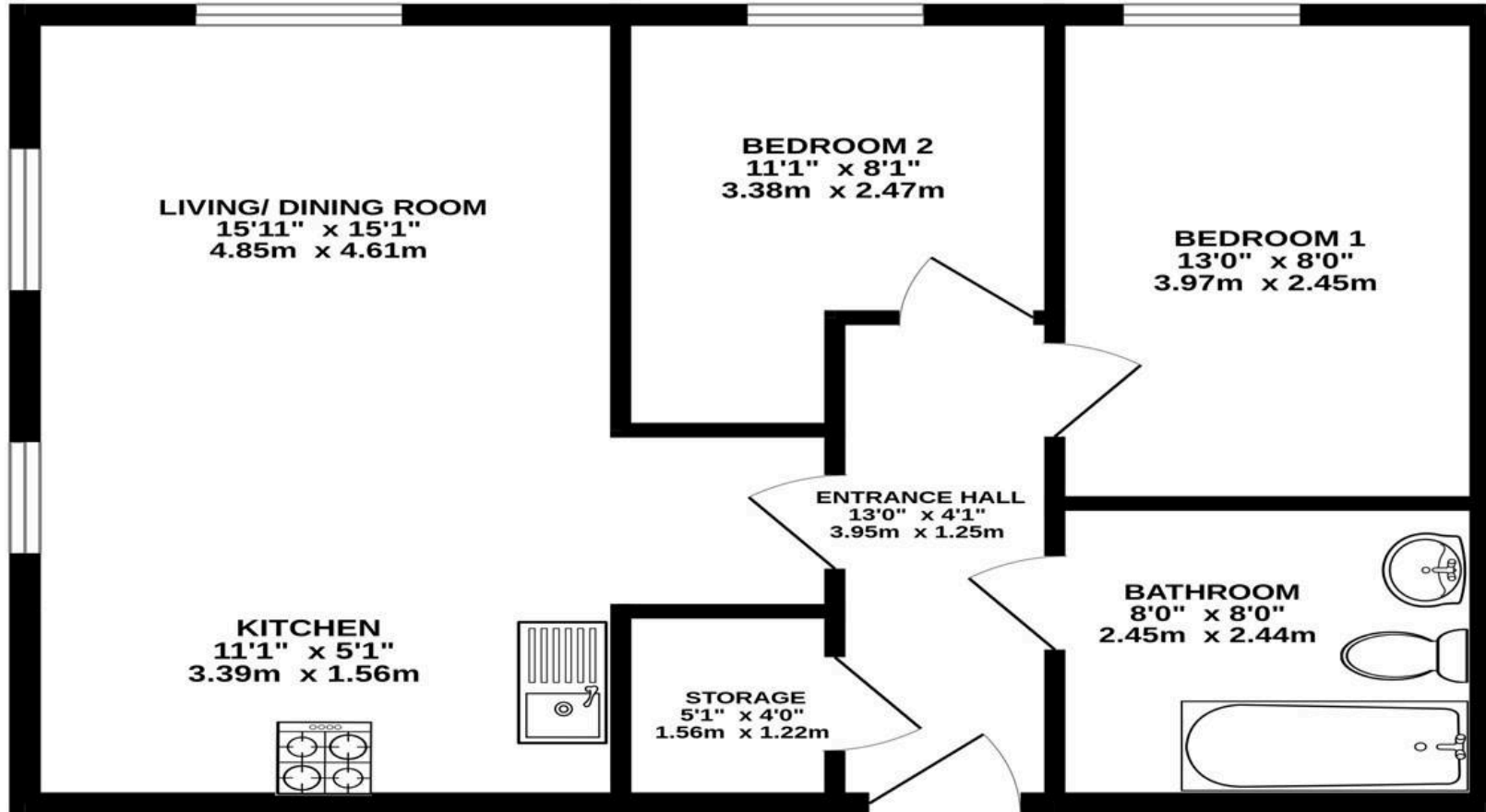
Offering well-presented accommodation throughout the property offers excellent internal space and comprises; welcoming entrance hallway with useful storage, modern bathroom with three piece suite, two good-size double bedrooms, contemporary kitchen with attractive units and integrated appliances with an opening to a good-size living/dining room with sliding doors and Juliet balcony.

The property comes with allocated resident and visitor parking and enjoys a sought after location with easy access to Manchester centre and only a short walk to the popular Burton Road area of West Didsbury making it perfect for a first time buyer or investor alike.

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SECOND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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