



Flat 4, Ballbrook Court, Wilmslow Road, Didsbury, Manchester

£270,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Flat 4

Ballbrook Court, Wilmslow Road, Didsbury, Manchester

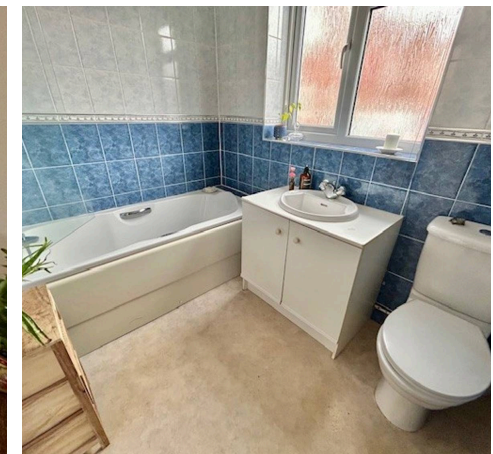
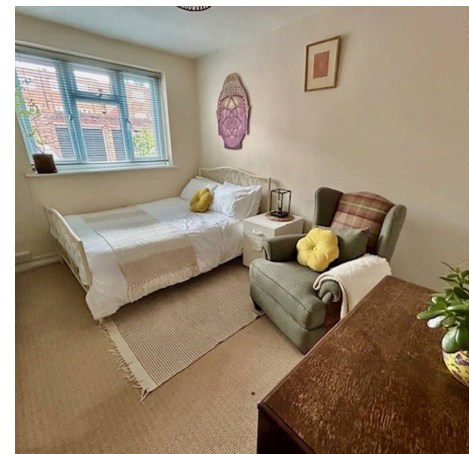
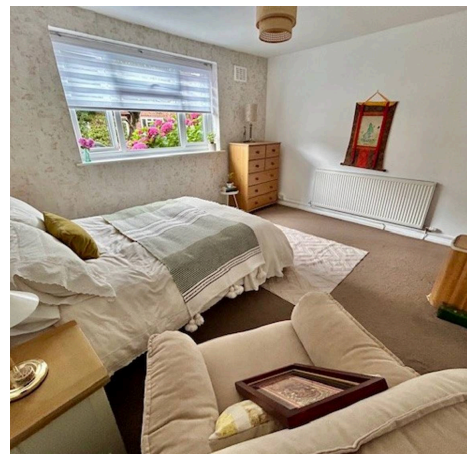
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- A Well Presented and Spacious Ground Floor Apartment
- Modern Fitted Kitchen and a Three Piece Bathroom Suite
- Two Good Sized Double Bedrooms with Built in Wardrobes
- Large Living/Dining Room with Decorative Fireplace
- Located Close to Both Didsbury and West Didsbury Villages
- Ample Resident Parking and Well Kept Communal Grounds



Flat 4

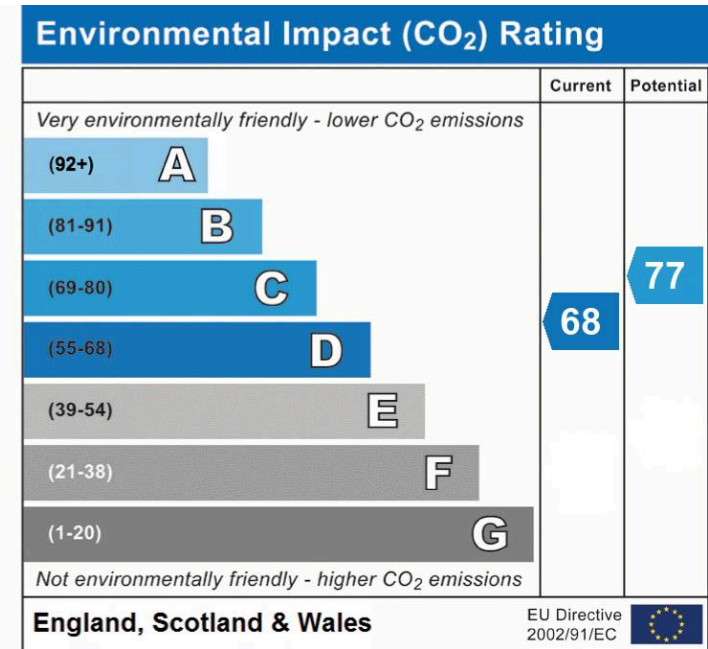
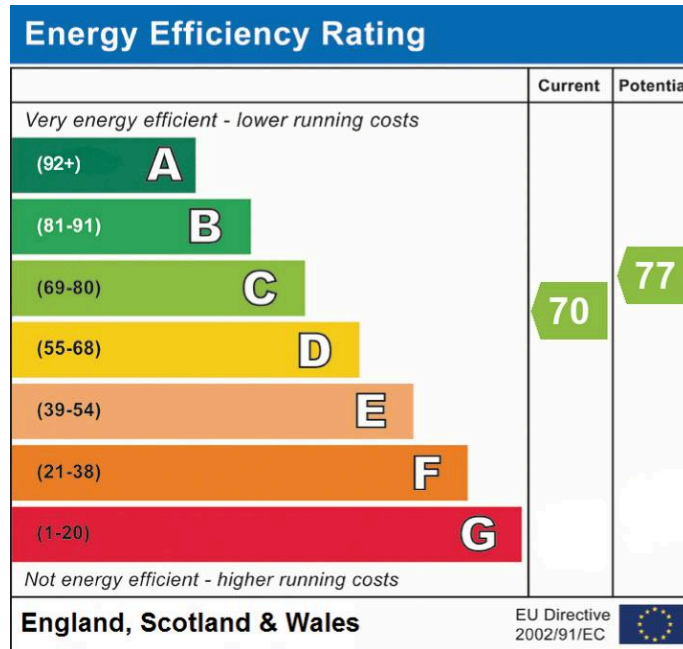
Ballbrook Court, Wilmslow Road, Didsbury, Manchester

A light, airy and spacious, two double bedroom ground floor apartment. The apartment boasts stunning and immaculately presented accommodation and must be viewed. Ample resident parking and well kept communal grounds. Ballbrook Court is located with walking distance to both Didsbury and West Didsbury villages with their array of independent shops, bars, restaurants and excellent transport links. Internally the property comprises: welcoming entrance hallway with a useful storage cupboard. A modern fitted kitchen with access to the rear of the property and boasts an array of integrated appliances. Two large double bedrooms, both complete with built in wardrobes. A fitted three piece bathroom suite and a large living/dining room which benefits from a decorative fireplace.

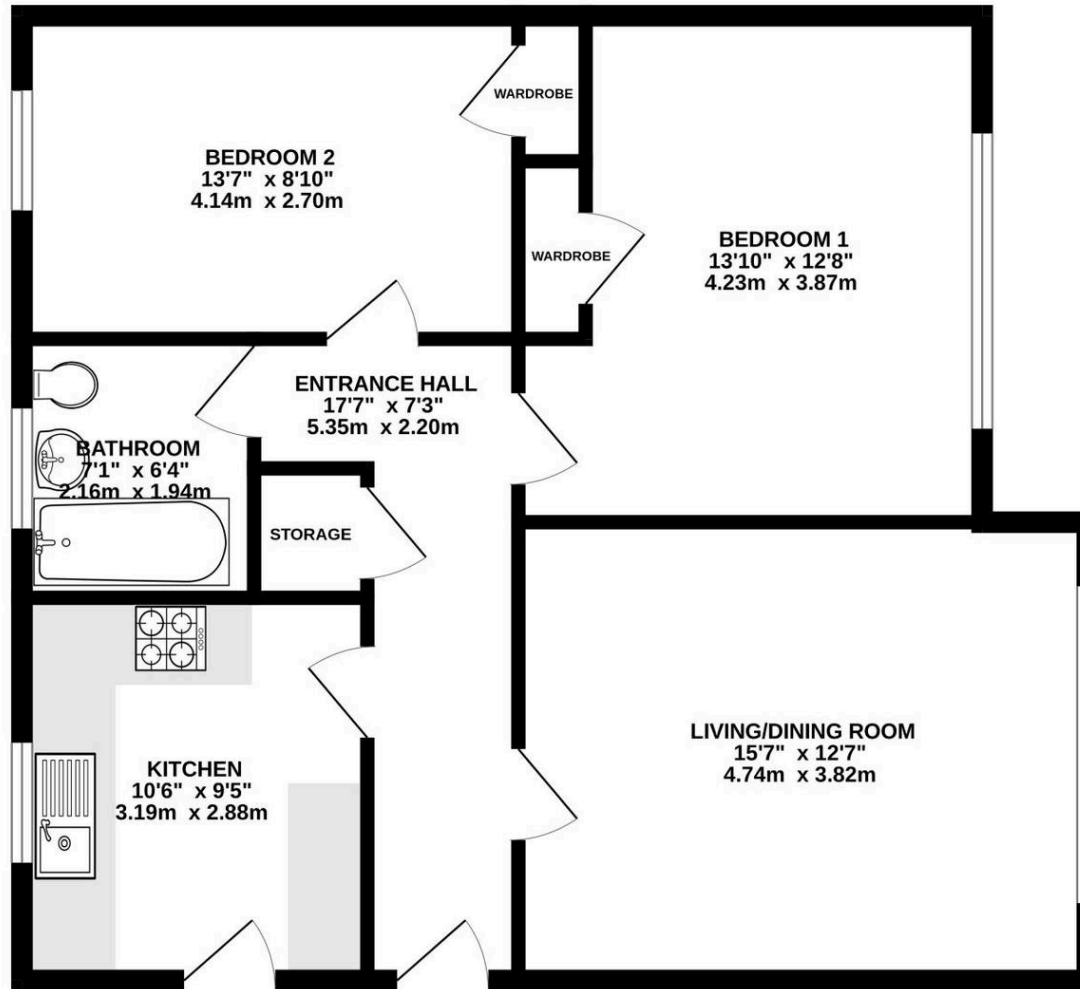
Externally there is ample resident parking.

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.



GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.





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