



13 Georgia Avenue, West Didsbury
Manchester

£249,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



13 Georgia Avenue

West Didsbury, Manchester

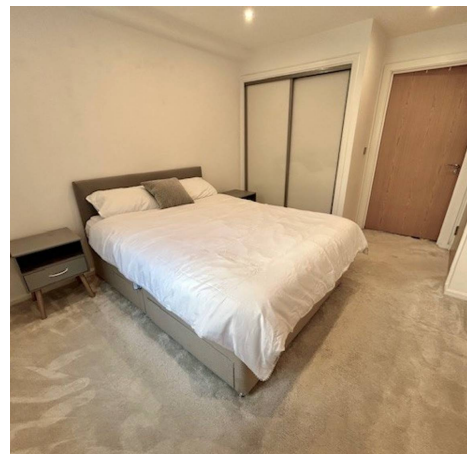
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- A Modern Ground Floor Apartment
- Immaculate and Stylish Finish Throughout
- Two Good Sized Double Bedrooms and large Four Piece Bathroom Suite
- Generous Open Plan Living/Dining Kitchen
- Close to Local Amenities, Excellent Transport Links and Burton Road
- Offered to the Market with No Vendor Chain



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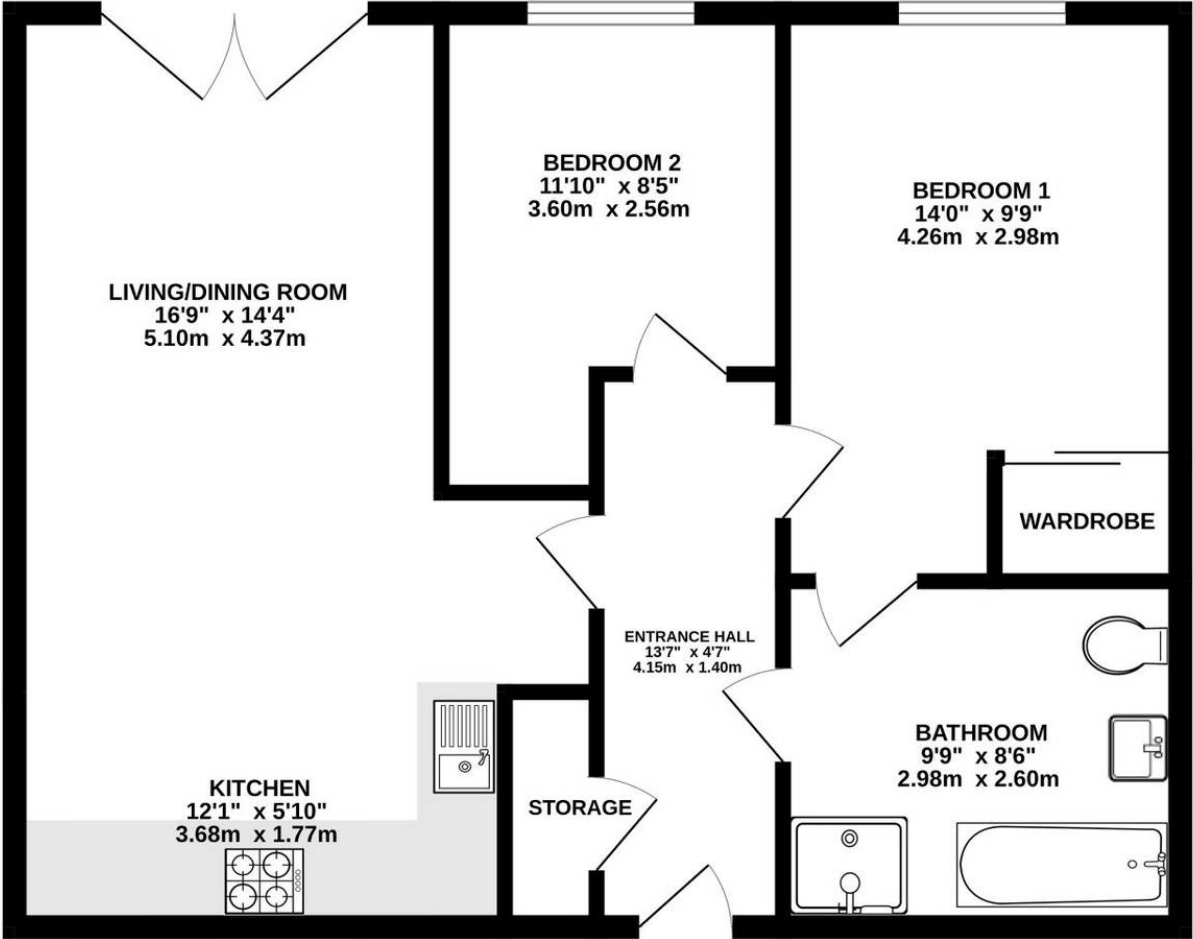
Presenting this immaculate and stylish two bedroom ground floor apartment, ideal for those seeking contemporary living in a highly convenient location. Finished to an exceptional standard throughout, this modern flat offers a thoughtfully designed layout that maximises both comfort and space.

The welcoming entrance hall leads to a generous open plan living, dining and kitchen area, which provides a versatile space perfect for relaxing or entertaining. The kitchen is fitted with modern units and integrated appliances, complemented by sleek worktops and ample storage, while the living and dining zones benefit from French doors overlooked well maintained outdoor space. Both bedrooms are well proportioned doubles. The large four piece bathroom suite is a standout feature, complete with a separate shower cubicle and a full sized bath-tub.

Additional features include secure entry and an allocated gated parking space. The property is ideally positioned close to a range of local amenities, including shops, cafes and restaurants, with excellent transport links nearby for easy access to the city centre and surrounding areas. Burton Road is also within close proximity. This apartment is offered to the market with No Vendor Chain.



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.





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