

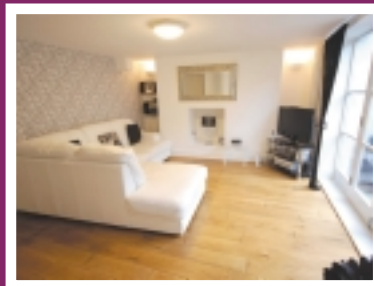
Didsbury

Didsbury House 748a Wilmslow Road Didsbury M20 2DW

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JP & Brimelow
INDEPENDENT ESTATE AGENTS



Flat D, 29 Goulden Road, West Didsbury M20 4ZE

This two bedroomed apartment has been renovated to a superb standard throughout with high specification fixtures and fittings and is set in an ideal location just a short stroll from West Didsbury Village.

£235,000

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DESCRIPTION

In brief the property comprises: private entrance, entrance hall, dining area, stylish living room with French doors leading to the rear, contemporary fitted kitchen, two large double bedrooms with en-suite shower room to master and further main bathroom. The property also boasts double glazing throughout, gas fired central heating and private raised patio garden to the rear. Early viewing is essential.

DIRECTIONS

From our Didsbury office turn left and proceed along Wilmslow Road in the direction of Withington passing through the first set of traffic lights and at the second set of traffic lights turn left onto Lapwing Lane. Follow Lapwing Lane to its end and upon reaching the crossroads turn right onto Palatine Road and then take the second turning on the left hand side into Goulden Road, where the property can be found after a distance on the right hand side.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

STAIRS LEAD DOWN TO:

PRIVATE ENTRANCE

ENTRANCE HALL

Entered via hardwood panelled door. Ceiling light point. Wall mounted security alarm control panel. Double radiator. Solid wood flooring. Open through to:

DINING AREA 11'2 X 7'2 (3.40M X 2.18M)

Ceiling light point. Two wall light points. Door leading to large cloaks/storage cupboard. Solid wood flooring. Double radiator. Doors leading off.

LIVING ROOM 13'6 X 12'6 (4.11M X 3.81M)

A beautifully presented reception room with double glazed French doors leading to private raised patio to rear. Two double glazed full length window to either side. Ceiling light point. Two wall light points. Solid wood flooring. Feature chimney breast recess. Telephone point T.V. point. Two vertical contemporary style radiators. Open through to:

KITCHEN 11'2 X 8'1 (3.40M X 2.46M)

Fitted with a stylish and contemporary range of base and eye level units with splash back tiling and complementary working surfaces. Inset one and half bowl stainless steel sink and drainer unit. Integrated five ring gas hob with electric oven under and extractor chimney over. Integrated dishwasher, washing machine and fridge/freezer. Wall mounted Worcester, gas central heating combi boiler. Solid wood flooring. Double radiator. Ceiling light point. Double glazed window to rear aspect.

MASTER BEDROOM 14'2 X 11'0 MAX (4.32M X 3.35M MAX)

Double glazed French doors to front aspect. Ceiling light point. Two double radiators. T.V. point. Door through to:

EN-SUITE SHOWER ROOM

Fully tiled and fitted with a three piece white contemporary style suite comprising: enclosed shower cubicle with chrome shower unit over, low flush W.C. and inset hand wash basin with vanity shelf. Wall mounted chrome heated towel rail. Ceramic tiled floor. Extractor fan. Three inset ceiling spot lights. Shelving.

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INNER HALLWAY

Ceiling light point. Doors leading off.

BEDROOM TWO 12'9 X 12'4 MAX (3.89M X 3.76M MAX)

A second excellent sized double bedroom with double glazed French doors to front aspect. Two double radiators. Ceiling light point.

BATHROOM

Fully tiled and fitted with a three piece stylish and contemporary white suite comprising: tiled panelled bath with chrome shower over, low flush concealed cistern W.C. and pedestal hand wash basin. Wall mounted chrome heated towel rail. Ceramic tiled floor. Shaver point. Extractor fan. Three inset ceiling spot lights.

EXTERNALLY

To the rear of the property steps leading up to a private raised patio garden with ample space for garden furniture and entertaining. The garden is enclosed by high brick walling and a timber access gate leads to the rear with low level lighting and courtesy wall light point.

TENURE

Leasehold.

ASSESSMENT

Manchester Borough Council. Council Tax Band 'B'.

SERVICE CHARGE

£35.00 per month.

COUNCIL TAX

£35.00 per month.

JP & BRIMELOW MONEY.

At JP & Brimelow we offer a fully Independent advice service dedicated to finding you the best financial solution to meet your current and future financial needs and goals.

DISCLAIMER

Your home may be repossessed if you do not keep up the payments on your mortgage.

VIEWING

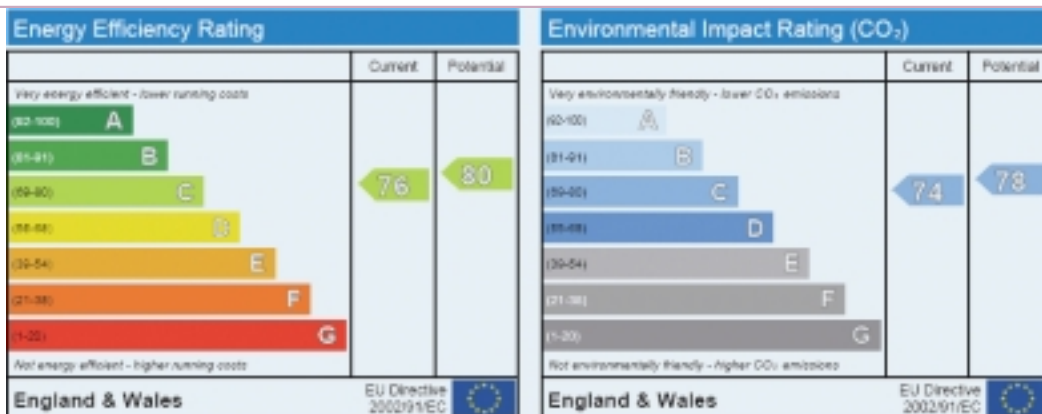
By appointment through the Agents on 0161 448 0622.



FLOOR PLANS

Not to Scale. For Illustration purposes only.

Lower Ground Floor



CHORLTON
SALES

0161 882 2233

DIDSBURY
SALES

0161 448 0622

WITHINGTON
SALES

0161 445 9700

DIDSBURY
LETTINGS

0161 445 2300

CHORLTON
LETTINGS

0161 882 2244

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