

JP & Brimelow

SALES

Price £250,000



*Apt 1 Waterloo Court,
Lapwing Lane, West Didsbury, M20 2NT*

Didsbury

Didsbury House, 748A Wilmslow Road, Didsbury,

T 0161 448 0622 F 0161 448 0602

E didsbury@jpbrimelow.co.uk

www.jpbrimelow.co.uk

DESCRIPTION

A substantial, two double bedrooomed, first floor apartment, located in the heart of West Didsbury. Just a stone's throw from the bars and restaurants of Burton Road and providing easy access to the Metrolink. In brief, the property comprises; well maintained communal entrance, larger than average private entrance hall, bay fronted lounge/diner, fitted kitchen, two double bedrooms with storage, three piece bathroom and a separate W.C. Boasting gas fired central heating, double glazing throughout, private off road parking and no vendor chain. Viewing is highly recommended.

DIRECTIONS

From our Didsbury office turn left and proceed along Wilmslow Road in the direction of Withington turning left at the second set of traffic lights onto Lapwing Lane. Proceed down Lapwing Lane passing over the traffic lights at Palatine Road, where Waterloo Court can be found after a short distance on the right hand side after turning into Pandora Street.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

ENTRANCE HALL

An impressively sized hallway with ample room for storage units or office area. Coved ceiling with light points. Radiator. Panelled doors open to;

W.C

Fitted with a two piece suite comprising; pedestal hand wash basin with taps over and low flush W.C. Heated towel rail. Ceiling light point. Double glazed window to rear aspect.

LOUNGE/DINER

A bright and airy lounge/diner benefitting from a double glazed bay to the front and two further windows to the side aspects. Television and telephone points. Radiator. Gas fire with marble hearth and timber surround. Coved ceiling with light points. Wall light points. Wood laminate flooring.

KITCHEN

Fitted with a range of base and eye level units with roll top working surfaces met by splash back tiling. Sink with mixer tap and drainer. Integrated electric oven with four ring gas hob above and extract unit over. Unit housing 'Baxi' combination boiler. Space and plumbing for washing machine. Space for fridge/freezer. Coved ceiling with light point. Extractor unit. Double glazed window to side aspect. Radiator. Wood laminate flooring.

MASTER BEDROOM

A good sized double bedroom with mirror fronted fitted wardrobes. Coved ceiling with light point. Double glazed window to rear aspect. Radiator.

BEDROOM TWO

A further good sized double bedroom with mirror fronted fitted wardrobe. Coved ceiling with light point. Double glazed window to side aspect. Radiator.

BATHROOM

Fully tiled, contemporary bathroom fitted with a three piece suite comprising; panelled bath with glass screen, mixer tap and shower. Hand wash basin with mixer tap and storage below and a low flush W.C. Chrome heated towel rail. Ceiling spotlights. Extractor unit. Tiled flooring.

EXTERNALLY

The property is located on the first floor of the centrally located Waterloo Court and benefits from allocated, private parking to the rear of the development.

TENURE

Leasehold

ASSESSMENT

Council Tax Band

J P & 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 Agent on 0161 448 0622

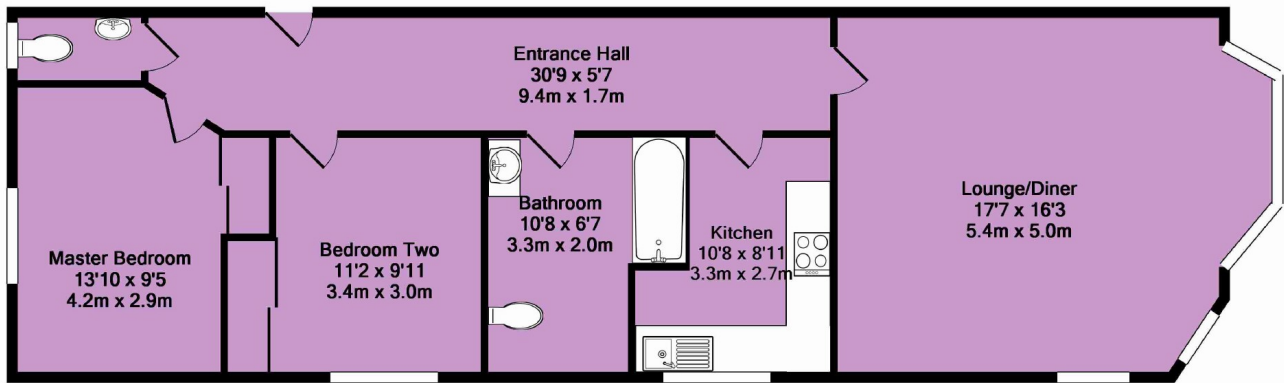
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SALES



FLOOR PLANS

Not to Scale. For Illustration purposes only



Total Approx. Floor Area 892 Sq.Ft. (82.9 Sq.M.)
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CHORLTON
SALES

0161 882 2233

DIDSBURY
SALES

0161 448 0622

WITHINGTON
SALES

0161 445 9700