

Flat 2, 9 Toddbrook Close, Didsbury, Manchester, M20 1NB

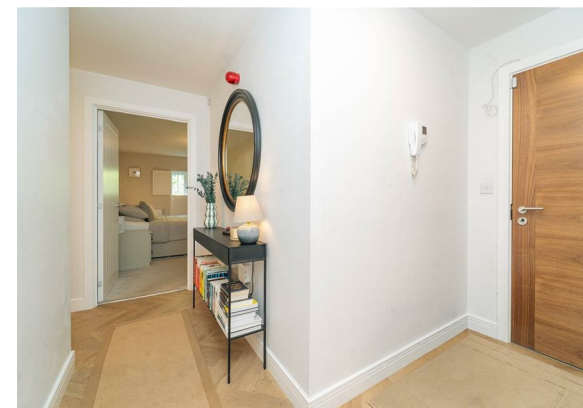


JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £375,000

 2  2  1  B

VIDEO TOUR AVAILABLE An attractive and immaculately presented, TWO DOUBLE BEDROOM, spacious ground floor apartment located in the heart of West Didsbury. A short stroll from the independent boutique shops, popular bars, restaurants and cafes of Burton Road, The Albert Tennis Club on Old Lansdowne Road and Metrolink station on either Withington or Lapwing Lane or in West Didsbury giving you direct access into the city centre, Media City and Didsbury village. In brief, this stylish apartment consists of a communal entrance with stairs leading to all floors, a private entrance hall with useful storage cupboard, a beautifully presented open plan living area complete with fully fitted high specification kitchen, two double bedrooms the principle benefitting from bespoke built in storage and a white three-piece en-suite shower room. A contemporary white three-piece bathroom suite completes this fantastic apartment. Other benefits include modern gas central heating, an intercom system, immaculate communal areas and allocated parking.





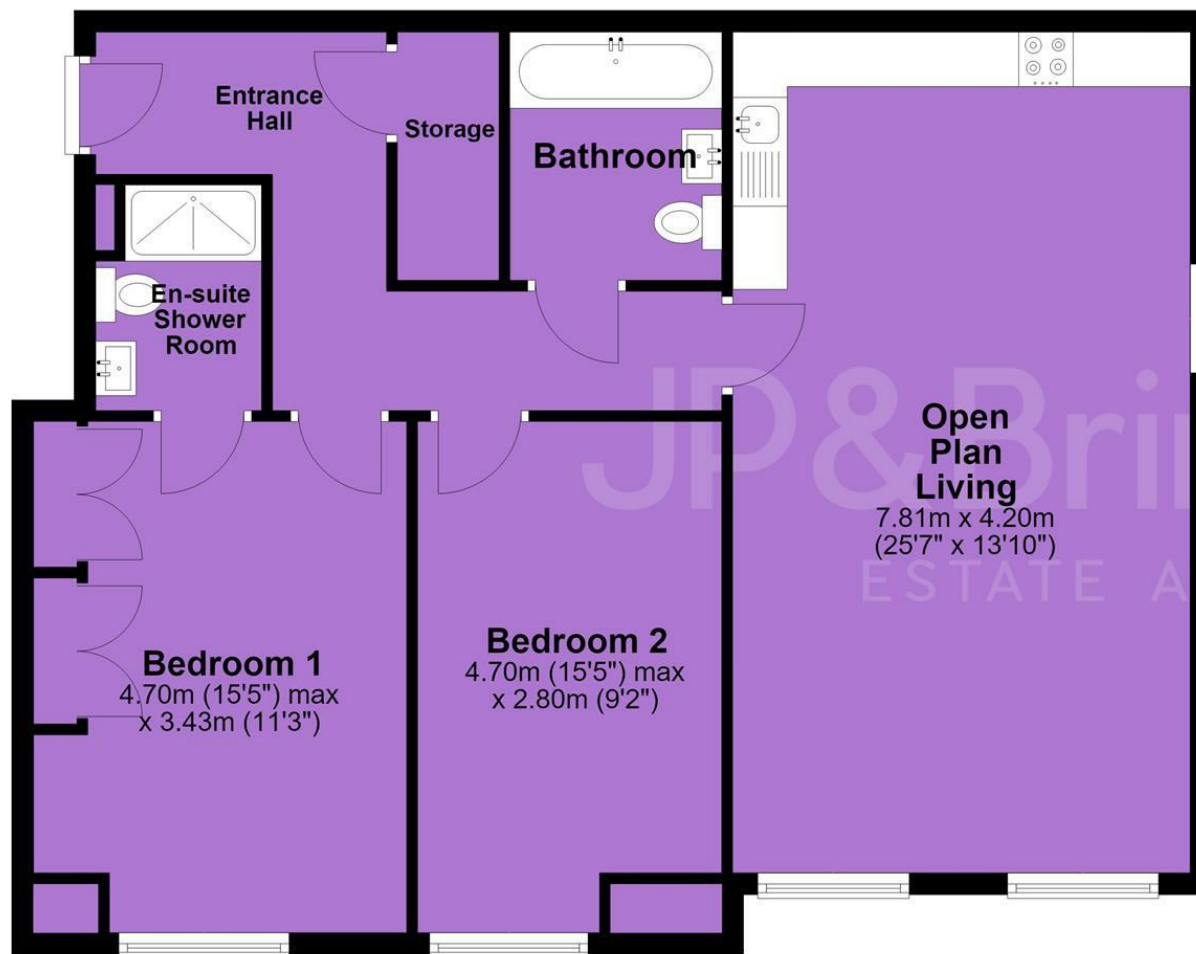
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: **Leasehold** Council Tax Band: **D**

Ground Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow