

A photograph of a three-story brick residential building with a curved driveway and lush greenery. The building is made of light brown bricks and has several white-framed windows. A large, dense green bush is in the foreground on the left, and a tall, narrow evergreen tree is next to it. A dark grey car is parked on the curved asphalt driveway to the right. The sky is blue with some light clouds. In the top right corner, there is a dark red rectangular box with white text.

JULIAN
WADDEN

Flat 11, Spath Holme, Holme
West Didsbury
Guide price £225,000



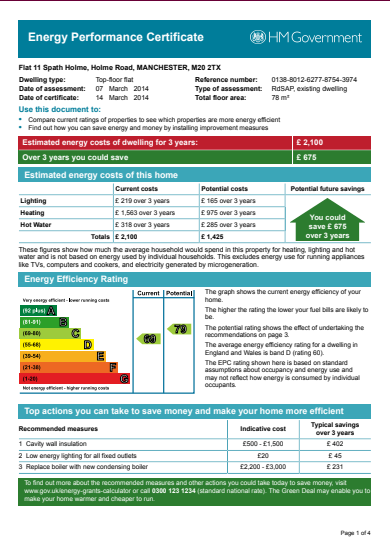
Square Footage: 634
Council Tax Band: B
Tenure: Leasehold
Service Charge:£280/ quarter
Sat Nav Directions: M20 2TX

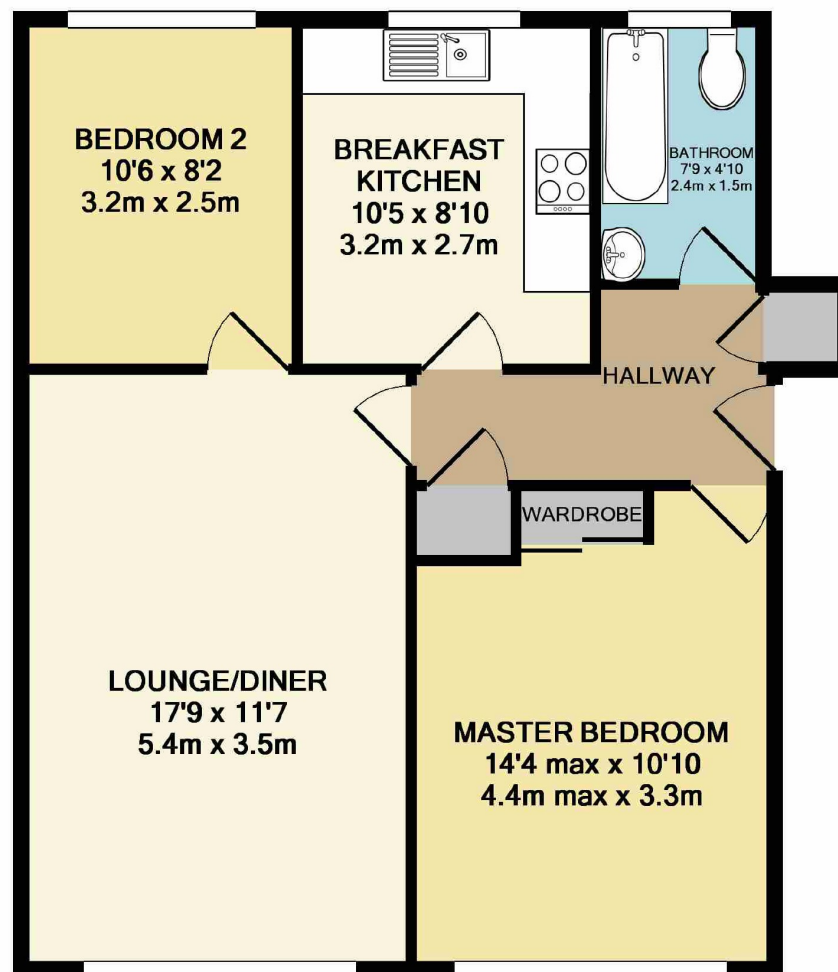
A superbly positioned first floor apartment forming part of this very sought after development in a prime Didsbury location, just a short walk to Didsbury and West Didsbury villages and within easy reach of an excellent range of transport links. Boasting 2 double bedrooms and excellently proportioned room sizes, the apartment also benefits from a garage positioned in the block behind the apartments as well as ample residents off road parking.

The accommodation is accessed via a secure communal entrance and comprises a spacious hallway with two useful storage cupboards, a large lounge/ diner with picture window enjoying tree lined views to the front and a separate breakfast kitchen, fitted with a comprehensive range of units and with a window to the rear elevation.

The master bedroom, positioned off the hallway is a generous double with built in wardrobe and window to the front, whilst the second double bedroom has a window to the rear. The family bathroom houses a white 3 piece suite with a shower over the bath.

Externally there are attractive communal gardens which surround the development, with ample residents off road parking at the front, whilst to the rear the garage is positioned in a detached block.





TOTAL APPROX. FLOOR AREA 634 SQ.FT. (58.9 SQ.M.)
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Didsbury Branch
764B Wilmslow Road, Manchester, M20 2DR | 0161 434 4311
didsbury@julianwadden.co.uk | www.julianwadden.co.uk

Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.