

**Urmston Office**

0161 747 1177  
1 Crofts Bank Road, Urmston  
M41 0TZ  
🐦 @homeinurmston

**Stretford Office**

0161 871 3939  
145 Barton Road, Stretford  
M32 8DN  
🐦 @homeinstretford

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
🐦 @homeinmonton



## 126 School Lane Didsbury Manchester M20 6LB

### Offers over £199,999

SPACIOUS TWO BEDROOM APARTMENT BEING SOLD WITH NO CHAIN !! HOME ESTATE AGENTS are delighted to bring to the market this well presented and spacious second floor apartment set within a fantastic location and being a short stroll to the bustling Didsbury town centre, In brief the property comprises of entrance hall with 2 large walk-in storage cupboard/cloaks cupboard, lounge/diner, fitted kitchen, two double bedrooms and a modern three piece bathroom with shower. Externally is well maintained communal gardens with a private gated carpark, the property benefits from UPVC double glazing with electric heating. Located just a five minute walk from Didsbury village with its array of bars, restaurants and shops also offering great transport links with the M60 motorway network and Metro-link station on your doorstep. To arrange a viewing call HOME Stretford 0161 871 3939.

- FANTASTIC LOCATION
- Contemporary fitted kitchen with appliances
- Fantastic storage cupboards
- Private gated carpark
- !! VIRTUAL TOUR !!
- Two double bedrooms
- Electric Heating
- Lounge/Diner
- Modern fitted Bathroom with Shower
- Excellent location close to Didsbury Village

**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)

### Hallway

Spacious hallway with three storage cupboards and wall mounted electric heater.

### Lounge 14'09 x 11'05 (4.50m x 3.48m)

UPVC double glazed windows to the front elevation, TV point and wall mounted electric heater.

### Kitchen 9'07 x 7'09 (2.92m x 2.36m)

Good selection of wall and base units fitted with roll edge work surfaces incorporating a stainless steel sink with mixer tap, built in electric oven, ceramic hob, extractor hood, tiled splash backs and laminate floor.

### Bedroom One 15'08 x 9'07 (4.78m x 2.92m)

UPVC double glazed window to the front elevation and wall mounted electric heater.

### Bedroom Two 11'06 x 7'00 (3.51m x 2.13m)

UPVC double glazed window to the front elevation and wall mounted electric heater.

### Bathroom

Three piece fitted bathroom suite comprising of, shower bath fitted with curved glass shower screen and electric shower, back to wall w/c, wall mounted sink, tiled to compliment and heated chrome towel radiator.

### Important Information

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)



Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers: Monston - 9262084 Urmston - 04331861 Stretford - 08259553



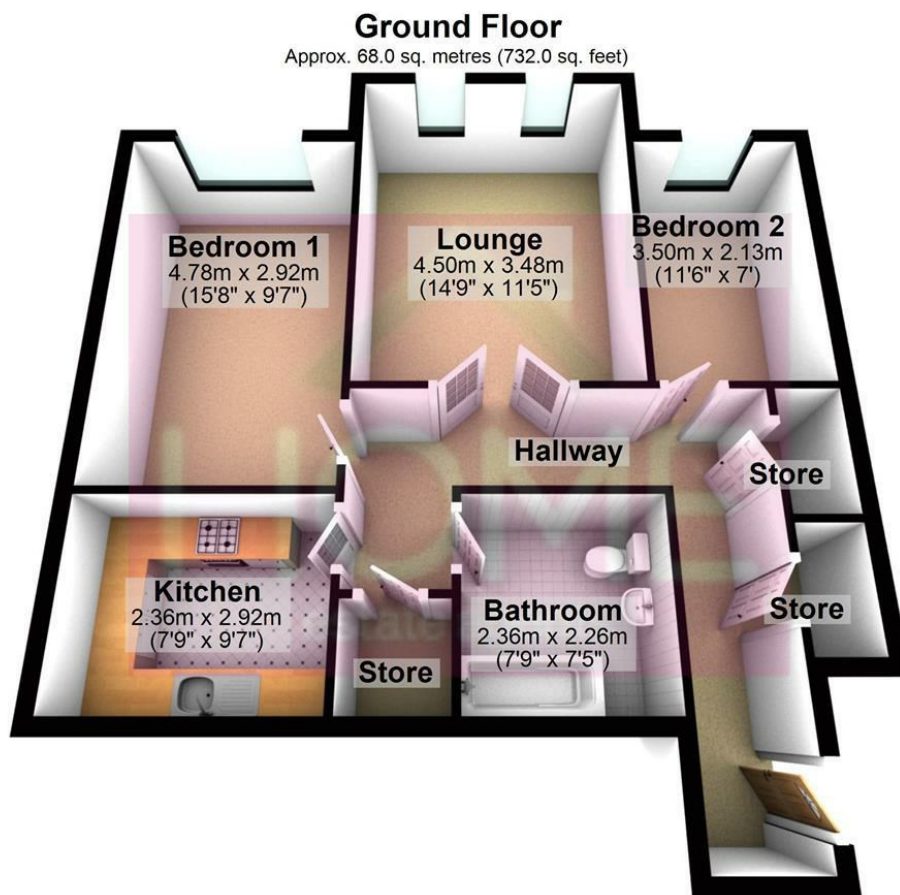


**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)



Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Monro - 9262084 Urmston - 04331861 Stretford - 08259553



Total area: approx. 68.0 sq. metres (732.0 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**LOCAL EXPERTS THAT GET YOU MOVING**

[www.homestateagents.com](http://www.homestateagents.com)



Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Mon-ton - 9262084 Urm-ton - 04331861 Stretford - 08259553