

Flat (EPC Rating: D)

# 47 COLLINSWOOD 117 NELL LANE, MANCHESTER, LANCASHIRE, M20 2DU

PCM

## £1,600

### FEATURES

- TOP FLOOR DUPLEX APARTMENT
- TWO BEDROOMS
- Modern kitchen/dining room
- Roof terrace with views
- SPACIOUS SUN TERRACE
- ALLOCATED PARKING
- First floor living room
- Communal gardens access



  
FREENEY & OLIVER  
ESTATES

# 2 Bedroom Flat located in Manchester

Nestled in the charming West Didsbury village, this delightful top floor duplex apartment on Nell Lane offers a perfect blend of modern living and community spirit. The property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable home.

As you enter the apartment, you are greeted by a welcoming entrance hall that leads to a spacious kitchen and dining room, perfect for entertaining guests or enjoying family meals. The ground floor also features a master bedroom and a second double bedroom.

Ascend to the first floor, where you will find a bright and airy living room that offers a wonderful space to relax and unwind. This room opens up to a splendid roof terrace, providing an excellent outdoor area to enjoy the sunshine or host gatherings with friends and family.

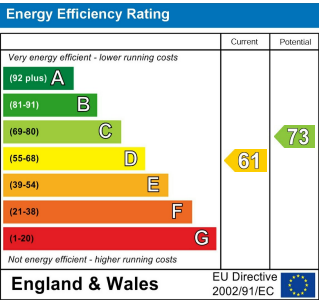
The property is set within well-maintained communal gardens, enhancing the overall appeal and providing a lovely green space for residents to enjoy. The location in sought-after West Didsbury village means you will have access to a variety of local amenities, including shops, cafes, and parks, all within easy reach.

Call us on

[info@freeneyandoliverestates.co.uk](mailto:info@freeneyandoliverestates.co.uk)

## Council Tax Band

### F



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

