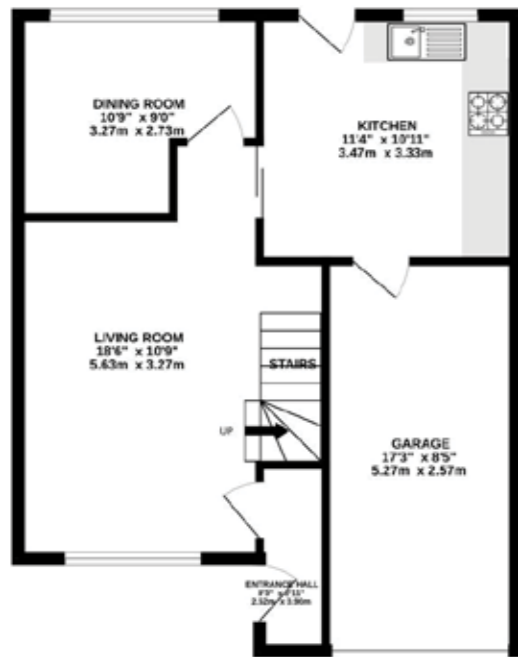


**NORWOOD AVENUE**

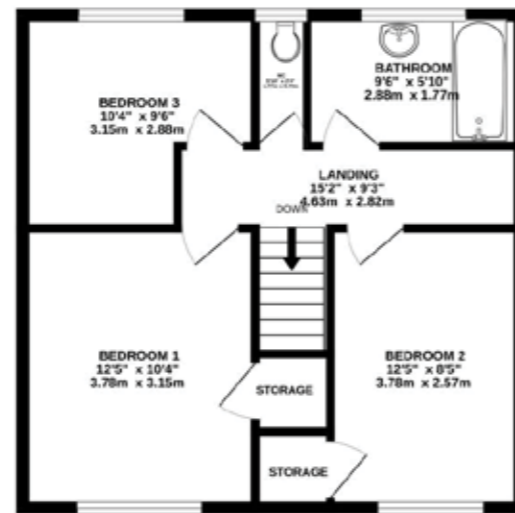
East Didsbury

**£375,000**

GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**NOTICE**  
Gascoigne Halman 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 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 Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Didsbury  
739, Wilmslow Road, DIDSBUY M20 6RN  
0161 445 7474 didsbury@gascoignealman.co.uk

gascoignealman.co.uk



A well appointed and proportioned three bedroom detached property positioned within an attractive corner plot at the head of a quiet cul-de-sac, only a short distance from Didsbury village. This spacious detached property boasts a healthy 1062 sqft over two floors with two large receptions room, family kitchen, three good sized bedrooms and fitted bathroom with separate WC. Gardens to three sides and a garage. The property requires cosmetic updating throughout. No vendor chain.

**GASCOIGNE HALMAN**

- Unique and spacious three bedroom detached property
- Measuring an impressive 1062 sqft
- Two large receptions rooms and fitted kitchen
- Three good sized bedrooms and contemporary bathroom

- Gardens to three sides, garage and off road parking
- Perfect for a buyer looking to add their own mark to a property.
- No Vendor Chain
- Close to local amenities and excellent transport links

**£375,000**

**NORWOOD AVENUE**

East Didsbury



**DESCRIPTION**

A superb and unique detached property situated on an attractive corner plot with gardens to three sides, located only a short distance from Didsbury Village and with easy access to Manchester city centre.

The property is in need of cosmetic updating throughout making it perfect for a buyer looking to add their own stamp to a property.

Internally the property comprises; welcoming entrance hallway, two spacious receptions room, fitted kitchen and a large garage completes the ground floor.

To the first floor there are three good sized double bedrooms, contemporary fitted bathroom and a separate WC serves all three bedrooms.

Externally there is off road parking for multiple vehicles to the front, gated access provides access to the rear lawned garden with fenced boundaries to all three sides of the property. Offered to the market with No Vendor Chain.

**LOCATION**

There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Kingsway (A34) or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of Parrswood High School.

**DIRECTIONS**  
M20 6EX

**TENURE**

Freehold

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Manchester City Council

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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**GASCOIGNE HALMAN**