



**GASCOIGNE
HALMAN**

HESKETH AVENUE, DIDSBURY

THE AREAS LEADING ESTATE AGENT



HESKETH AVENUE, DIDSBURY

£825,000

A rare opportunity to acquire this unique four bedroom detached property occupying a secluded position in the heart of Didsbury village. Offering a healthy 2122 sq ft the property offers superb accommodation over two floors and is accessed via a private road. Reception hall, four/five bedrooms, bay fronted open plan living/dining room, office/study, dining room, reception/bedroom, conservatory, comprehensive designer kitchen, two shower rooms and a main family bathroom.



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 Barlow Moor Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of reputable schools.



This individually designed four/five bedroom detached residence offers the highest standards of accommodation and fittings throughout and occupies a highly secluded position within the heart of Didsbury village. Accessed via a private drive providing ample off road parking.

Internally the property comprises:- entrance porch leading to a welcoming reception hallway, bay fronted large living/dining room with french door leading to the conservatory with solid Canadian maple wood flooring and exposed Cheshire brick, a 17ft modern fitted kitchen, light and airy bay fronted double bedroom with access to a Jack and Jill shower room, office/study and an additional reception/extra bedroom completes the ground floor.

To the first floor there are two delightful double bedrooms with the master benefiting from dual aspect windows and a contemporary en suite shower room. There is a modern fitted family bathroom with a Jacuzzi style bath which serves the two other bedrooms.

The property is accessed down a private road within a stone's throw from Didsbury village, off road parking for multiple vehicles to the front, and a secure gate provides access to the secluded rear garden with an attractive decked area and fenced boundaries.

DIRECTIONS

M20 2QW

LIVING ROOM

5,66m(18'7") into bay x 3,53m(11'7")

DINING ROOM

3,84m(12'7") x 3,51m(11'6")

KITCHEN

12'7 (3,84m) x 17'7 (5,36m)

BEDROOM 1

18'10 (5,74m) x 11'6 (3,51m)

BEDROOM 2

18'5 (5,61m) x 9'1 (2,77m)

BEDROOM 3

19'2 (5,84m) into bay x 9'1 (2,77m)

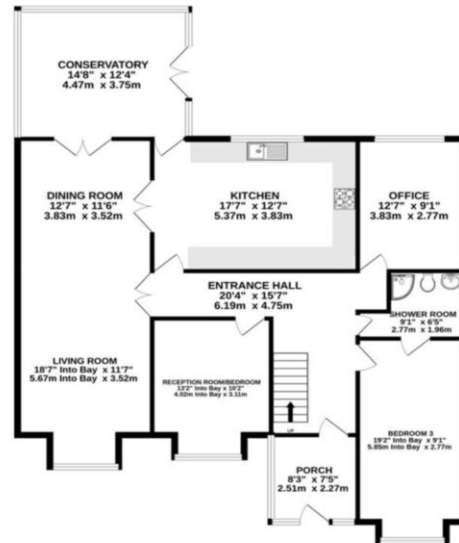
BEDROOM 4

8'2 (2,49m) x 9'10 (3m)

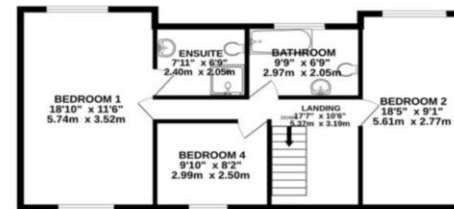
BATHROOM

6'9 (2,06m) x 9'9 (2,97m)

GROUND FLOOR
1434 sq.ft. (133.2 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 2122 sq.ft. (197.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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