



**GASCOIGNE
HALMAN**

DENE ROAD, DIDSBURY

THE AREAS LEADING ESTATE AGENT



DENE ROAD, DIDSBURY

£630,000

An immaculately presented and thoughtfully extended traditional bay-fronted semi-detached property situated only moments from the heart of Didsbury village. Boasting stylish accommodation throughout and measuring an impressive 1312 sqft with three excellent sized double bedrooms, two modern fitted bathrooms, superb extended open plan family, dining kitchen, two spacious reception rooms. A stunning and generous private South facing garden and off road parking.

Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks. Local schooling is excellent. Didsbury has several primary schools including Beaver Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parrs Wood High School.



We are delighted to introduce this stunning and immaculately presented bay fronted semi detached property located only a stone's throw away from Didsbury Village and situated in a desirable residential location. The property has been tastefully extended and enhanced to a high standard to offer spacious and stylish accommodation throughout.

Internally the property comprises of: a welcoming entrance hallway with W/C, attractive bay fronted living room with feature media wall, a light and airy living room opens on to the stunning family dining kitchen with integrated appliances, underfloor heating, central island and bi-fold doors overlooking the landscaped rear private South facing garden, a utility room with access to the side of the property completes the ground floor.

To the first floor there are three excellent sized double bedrooms with the master befitting from built in wardrobes and a contemporary three piece shower room en-suite. A further bedroom boasts an attractive bay window and more built in wardrobes, while a family bathroom serves the other two bedrooms.

Externally to the front there is a well kept lawned area with off road parking, a secure gate leads to the generous private South facing rear garden boasting a delightful decked area.

DIRECTIONS

M20 2TB

LIVING ROOM

3.81m(12'6") into bay x 3.38m(11'1")

DINING/FAMILY KITCHEN

5.89m(19'4") x 5.46m(17'11")

SITTING ROOM

3.78m(12'5") x 3.38m(11'1")

BEDROOM 1

19'9 (6.02m) x 12'8 (3.86m)

EN-SUITE

9'6 (2.9m) x 4'2 (1.27m)

BEDROOM 2

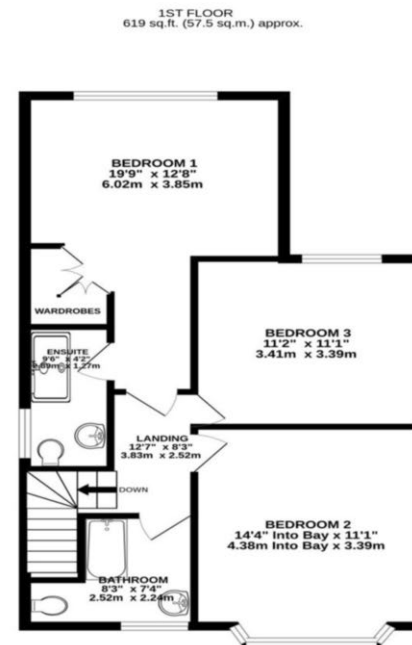
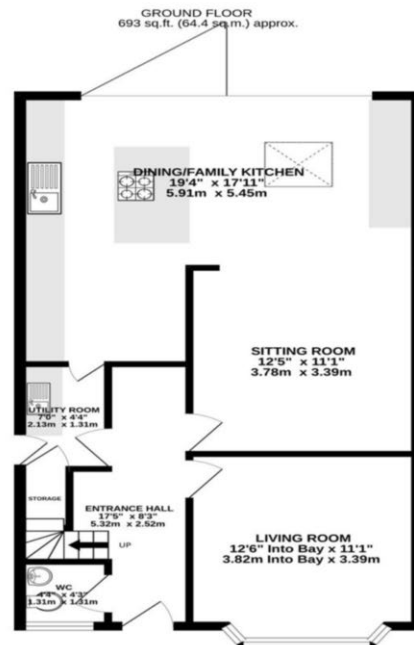
14'4 (4.37m) into bay x 11'1 (3.38m)

BEDROOM 3

11'2 (3.4m) x 11'1 (3.38m)

BATHROOM

8'3 (2.51m) x 7'4 (2.24m)



TOTAL FLOOR AREA: 1312 sq.ft. (121.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignehalman.co.uk

Elm House, 739 Didsbury Road, Manchester, M20 6RN

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