



**GASCOIGNE  
HALMAN**

CIRCULAR ROAD, DIDSBURY

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THE AREAS LEADING ESTATE AGENT



## CIRCULAR ROAD, DIDSBURY

**925,000**

A quite simply stunning Victorian semi-detached property boasting immaculate and stylish presentation throughout with an exceptional attention to detail. Six bedrooms, three modern bathrooms, extended dining kitchen, fully tanked converted cellars, beautiful West facing landscaped gardens. Off-road parking for two cars.

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 Parris Wood High School.





We are delighted to introduce this superb Victorian property situated on a quiet and sought after residential road close to The Christie and local amenities. The property has been renovated and improved to the highest of standards throughout with exceptional attention to detail throughout and comprises internally: entrance porch leading to a welcoming entrance hallway, open plan living/dining room with attractive bay-window and feature fireplace, stunning open-plan dining kitchen with feature window, electric underfloor heating, sky light and high quality units.

To the first floor there are two double bedrooms with the main bedroom offering a walk-in dressing room and modern en-suite, a stunning family bathroom with free standing bath and separate shower.

To the second floor there are three double bedrooms and a further modern shower room. There is access to a fully boarded loft perfect for storage. The property also comes with fully converted and tanked cellars with three rooms including a large double bedroom, music room and utility room. There is also a useful fitted modern wc.

Externally to the front there is a driveway for two cars providing an EV charging point, whilst to the rear there is a beautiful landscaped west facing rear garden which is not overlooked giving lovely views of greenery and trees. There is a modern tiled patio and immaculately presented lawn. Residents also have access to a residents permit and visitor permits to allow parking on the street.

#### **DIRECTIONS**

M20 3LP

#### **LIVING ROOM**

17'7 (5.36m) into bay x 12'11 (3.94m)

#### **SITTING ROOM**

14'6 (4.42m) x 11'11 (3.63m)

#### **KITCHEN/DINING ROOM**

29'0 (8.84m) x 13'4 (4.06m) reducing to 9'6

#### **BEDROOM 1**

13'11 (4.24m) x 16'11 (5.16m)

#### **BEDROOM 2**

13'11 (4.24m) x 16'10 (5.13m)

#### **BEDROOM 3**

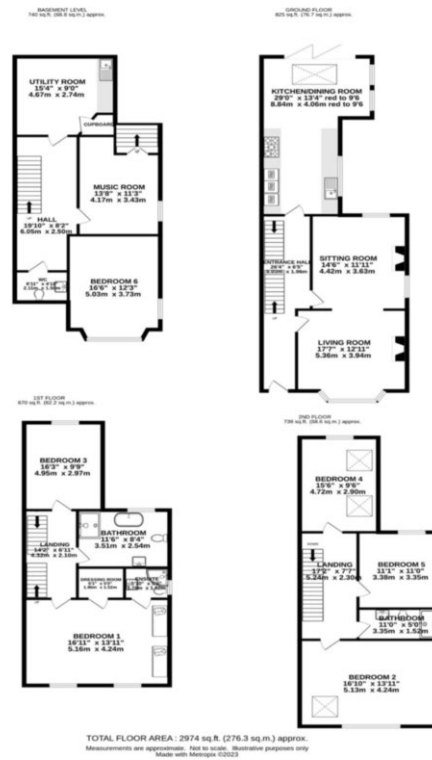
16'3 (4.95m) x 9'9 (2.97m)

#### **BEDROOM 4**

15'6 (4.72m) x 9'6 (2.9m)

#### **BATHROOM**

8'4 (2.54m) x 11'6 (3.51m)



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## DIDSBURY OFFICE

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