



**GASCOIGNE
HALMAN**

FORD LANE, DIDSBURY

THE AREAS LEADING ESTATE AGENT



FORD LANE, DIDSBURY

£685,000

A spacious and tastefully extended semi-detached property situated in a highly sought after residential area, only moments from Didsbury Village, boasting well appointed accommodation throughout and delightful tree lined views to the front. Offering a healthy 1377 sq ft with four generous bedrooms, open plan living/family room, extended modern fitted dining kitchen overlooking the private rear garden, contemporary fitted bathroom, downstairs W/C and useful storage. Off road parking for multiple vehicles and well kept private rear garden with fenced boundaries.

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 superb family property which is sure to be popular. Situated only moments from Didsbury village and on an extremely popular residential area, with stunning tree lined views to the front.

Boasting a healthy 1377 sq ft the property comprises of; welcoming entrance hallway with useful storage and downstairs W/C, a large open plan living/family room with feature fireplace and french doors leading to the tastefully extended dining kitchen benefiting from attractive sky lights and further french doors leading to the charming rear garden. A modern fitted kitchen completes the ground floor.

To the first floor there are four generous bedrooms with the main bedroom boasting built in wardrobes and useful storage cupboards, a contemporary fitted three piece bathroom suite completes the accommodation to the first floor.

Externally to the front there is a driveway for multiple vehicles and a secure gate which provides access to the side of the property. To the rear the property offers a private garden with fenced boundaries.

DIRECTIONS

M20 2TJ

LIVING ROOM

16'3 (4.95m) x 11'4 (3.45m)

SITTING ROOM

9'11 (3.02m) x 11'4 (3.45m)

KITCHEN

18'10 (5.74m) x 9'3 (2.82m)

BEDROOM 1

12'0 (3.66m) x 11'4 (3.45m)

BEDROOM 2

12'2 (3.71m) x 11'4 (3.45m)

BEDROOM 3

17'5 (5.31m) x 8'9 (2.67m)

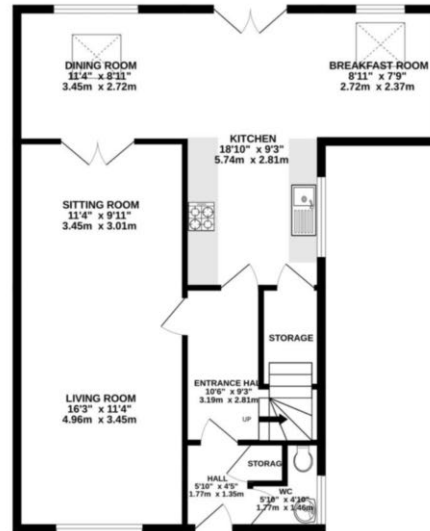
BEDROOM 4

10'9 (3.28m) x 8'9 (2.67m)

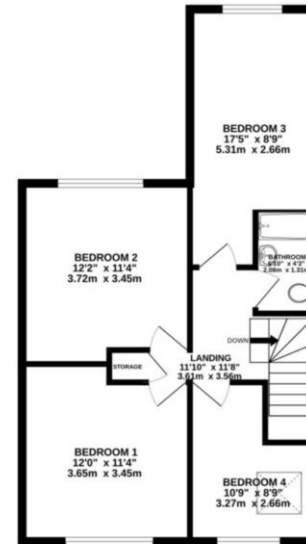
BATHROOM

6'10 (2.08m) x 4'3 (1.3m)

GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1377 sq.ft. (128.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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