



GASCOIGNE HALMAN

MORNINGSIDE DRIVE, EAST DIDSBURY

THE AREAS LEADING ESTATE AGENT



MORNINGSIDE DRIVE, EAST DIDSBURY

£490,000.00

A tastefully extended and immaculately presented semi detached property situated in a highly desirable residential area, boasting superb accommodation over three floors and measuring an impressive 1380 sqft. This property offers ample space throughout and is finished to a high standard with a stylish interior. Having been extended by the current owners, the property must be viewed to appreciate all it has to offer. Offered to the market with No Vendor Chain and is located close to local amenities and excellent transport links.

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.





Internally the property comprises of:- welcoming entrance hallway with under stairs storage cupboard, a large bay fronted living room, extended open plan family/dining kitchen benefiting from bi-fold doors opening to the landscaped rear garden, sky lights, solid oak flooring and doors and integrated appliances.

To the first floor there are three bedrooms with two doubles and one further single. The main bedroom benefits from custom built in wardrobes and bedroom two benefits from custom built-in seating. A contemporary four piece bathroom suite serves all three bedrooms.

To the second floor there are two further double bedrooms and a modern fitted shower room.

Externally to the front there is a resin driveway with a Pod Point electric car charge point, a secure gate provides access to the private rear landscaped garden with mature plants and patio area ideal for Al Fresco dining.

The property is located in a highly sought after residential area and is only moments away from excellent transport links and local amenities. Offered to the market with No Vendor Chain.

LIVING ROOM

14'6 (4.42m) into bay x 12'2 (3.71m)

DINING KITCHEN

18'1 (5.51m) x 17'4 (5.28m)

BEDROOM 1

13'10 (4.22m) x 11'5 (3.48m)

BEDROOM 2

14'6 (4.42m) into bay x 10'9 (3.28m)

BEDROOM 5

8'1 (2.46m) x 7'2 (2.18m)

BATHROOM

9'2 (2.79m) x 6'6 (1.98m)

BEDROOM 3

10'3 (3.12m) x 8'7 (2.62m)

BEDROOM 4

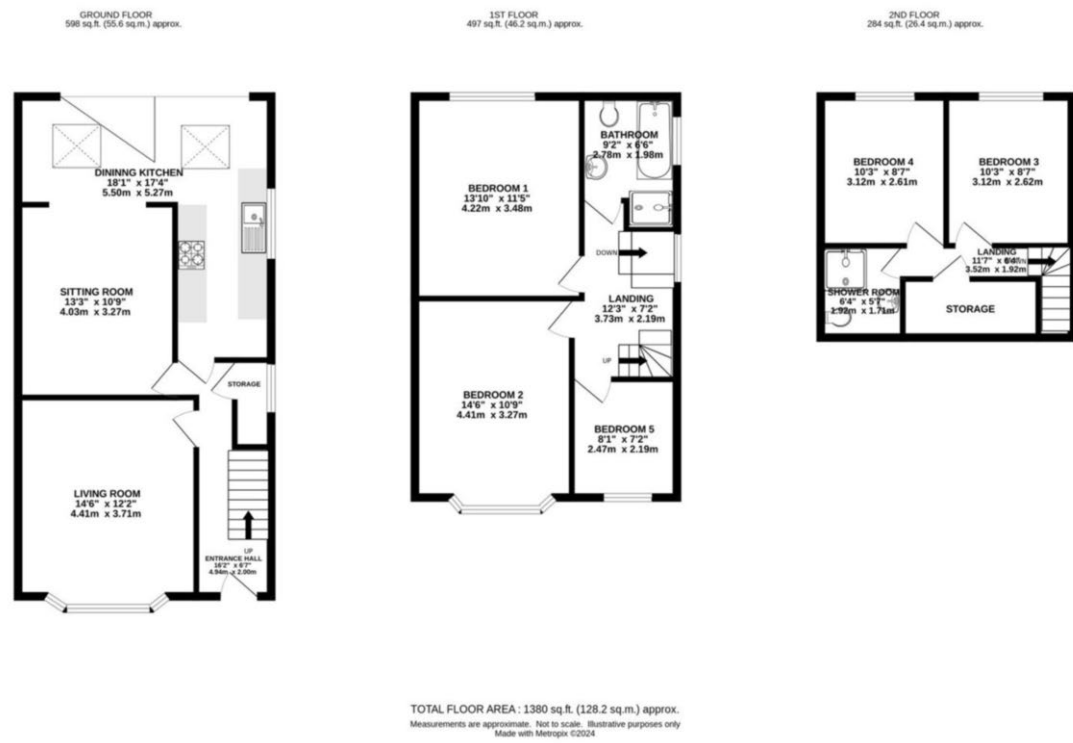
10'3 (3.12m) x 8'7 (2.62m)

TENURE

Leasehold

999 year lease with 922 years remaining.

Chief Rent £5 per annum.



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.

DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignealman.co.uk

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

