



**GASCOIGNE
HALMAN**

FOG LANE, DIDSBURY

THE AREAS LEADING ESTATE AGENT



FOG LANE, DIDSBURY

£850,000

A truly stunning Edwardian family home which offers exquisite living accommodation over three floors and measuring an impressive 2932 Sq Ft including the cellars. Boasting attractive elevations, this handsome Edwardian property arguably encompasses the perfect family accommodation with two generous reception rooms, large dining kitchen, five double bedrooms, stylish family bathroom and shower room. Original cellar rooms with the potential to convert (STPP). Delightful private mature gardens with raised al fresco dining area. The property comes with ample off-road parking and enjoys a convenient location only moments from Didsbury village, Fog Lane park and within the catchment for Beaver Road primary school.

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.



Stunning Edwardian Period Property
With Original Features

Well Presented Accommodation Over
Three Floors

Measuring An Impressive 2932 St Ft
Including Cellars

Five Double Bedrooms And Two
Bathrooms

Two large Bay Fronted Reception
Rooms

Modern Fitted Dining Kitchen

Private Mature Gardens With Al Fresco
Dining Area

Off Road Parking For Ample Vehicles

Superb Location Moments From
Didsbury Village

Full Front Print Of Cellar Chambers



FOG LANE | DIDSBURY

Internally the property offers extensive living accommodation over three floors and comprises;- entrance porch leading to a large entrance hallway with wooden flooring, stunning living room with appealing bay window with a newly installed Eco multi-fuel stove. A large dining kitchen with modern fitted units and a further bay fronted sitting room with feature fireplace.

To the first floor there are three good-size double bedrooms with a superb family bathroom and a shower room.

To the second floor, in converted original attic rooms there are two further double bedrooms.

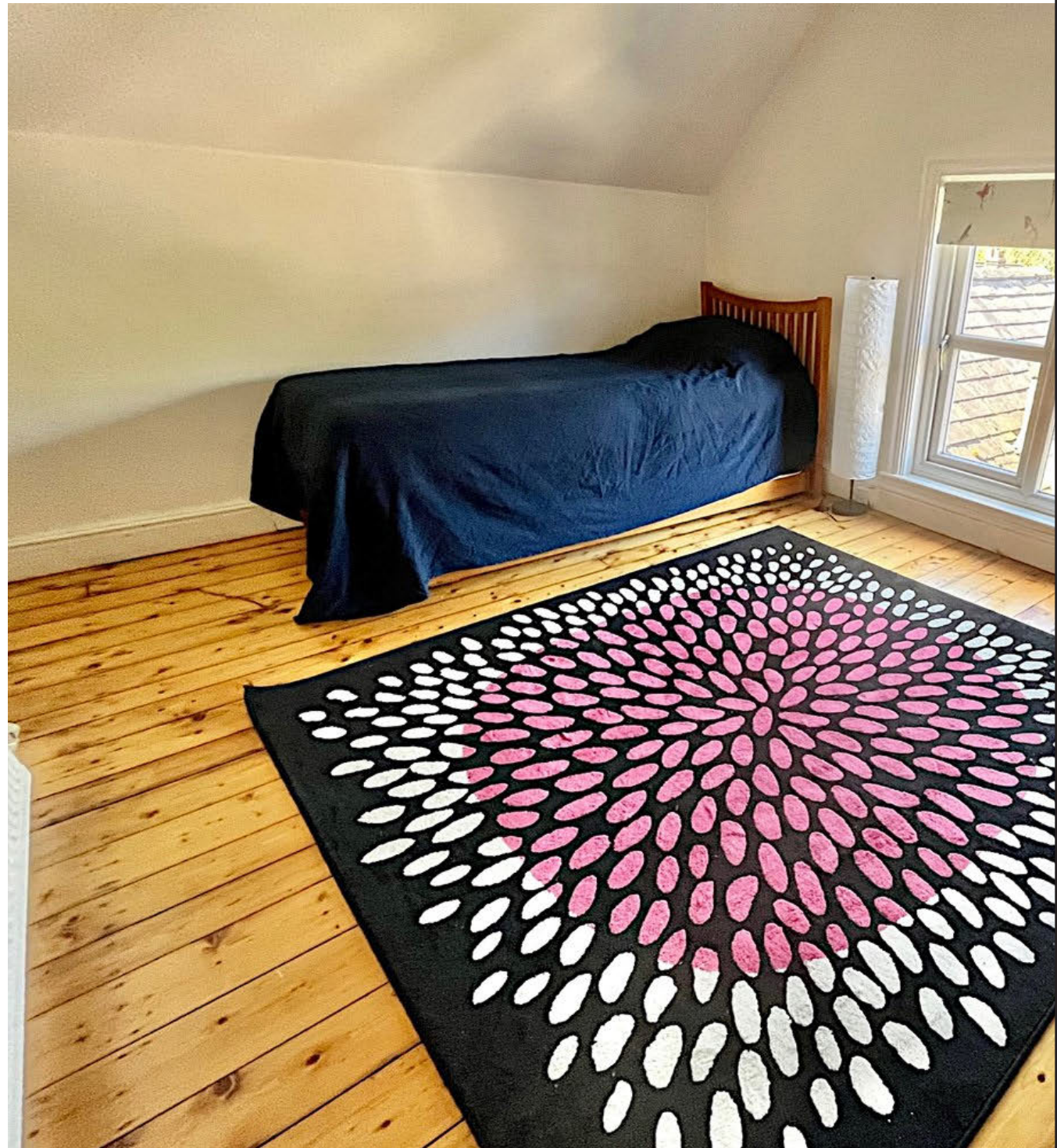
The property comes with extensive cellars which are currently used for storage but have the potential to be converted (STPP).

Externally to the front the property offers a large driveway providing off-road parking for several cars with attractive trees and flowers. Gated side access leads to a delightful private and secluded mature garden.

Superb location moments from Didsbury village, Fog Lane park and within the catchment for Beaver Road primary school.

DIRECTIONS

M20 6SL







**IN FURTHER DETAIL THE ACCOMMODATION
COMPRISES**

GROUND FLOOR

PORCH

1.96m(6'5") x 1.65m(5'5")

ENTRANCE HALLWAY

7.26m(23'10") x 2.59m(8'6")

SITTING ROOM

4.88m(16'0") into bay x 4.09m(13'5")

LIVING ROOM

5.41m(17'9") into bay x 3.84m(12'7")

DINING KITCHEN

4.93m(16'2") x 4.06m(13'4")

DOWNSTAIRS WC

2.03m(6'8") x 1.14m(3'9")

FIRST FLOOR

BEDROOM 1

16'0 (4.88m) into bay x 13'4 (4.06m)

BEDROOM 2

14'3 (4.34m) x 13' (3.96m)

BEDROOM 5

9'9 (2.97m) x 12'4 (3.76m)

BATHROOM

5'9 (1.75m) x 8'6 (2.59m)

SHOWER ROOM

6'8 (2.03m) x 3'9 (1.14m)



SECOND FLOOR

BEDROOM 3

12'10 (3.91m) x 13'4 (4.06m)

BEDROOM 4

16'7 (5.05m) x 13'4 (4.06m)



TOTAL FLOOR AREA : 2932 sq.ft. (272.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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