



**GASCOIGNE
HALMAN**

CLAYTON AVENUE, DIDSBURY

THE AREAS LEADING ESTATE AGENT



CLAYTON AVENUE, DIDSBURY

£1,395,000.00

An exquisite and immaculately presented modern Edwardian detached residence set within a large plot in one of Didsbury's most sought after locations. Measuring an impressive 3200 sq ft the property boasts spacious and high specification accommodation over three floors with stylish fittings throughout. Six stunning double bedrooms, two modern bathrooms, stunning open-plan living-dining kitchen with sliding doors to the rear garden and a further two good sized reception rooms. Offering ample original features with a modern twist, landscaped private rear garden, off-road parking and garage.



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.



A Stunning And Exquisite Edwardian Detached Property

Measuring An Impressive 3200 Sq Ft Over Three Floors

Generous Plot And Only Moments From Didsbury Village

Six Large Double Bedrooms And Two Stunning Bathrooms

Open Plan Dining/Living Kitchen And Two Reception Rooms

Utility Room, Downstairs WC And Garage

Off Road Parking And A Charming Private Rear Garden

Must Be Viewed To Appreciate The Accommodation On Offer



CLAYTON AVENUE | DIDSBURY

We are pleased to introduce this impressive modern Edwardian detached family home fully refurbished in 2020 set within a highly desirable location only moments from Didsbury village. This exceptional property offers high specification fixtures and fittings throughout and offers a generous 3200 sq ft of internal accommodation over three floors.

Internally the property comprises of:- welcoming entrance hallway, a spacious living room with a feature bay window and log burner, a sitting room with a further attractive bay fronted window and feature fireplace. A simply stunning modern open plan dining/living kitchen, complete with integrated appliances, hand painted units, central island, solid oak flooring and sliding doors leading out to the private landscaped rear garden. A utility room and downstairs W/C completes the ground floor.

To the first floor there are four large double bedrooms, the main bedroom benefits from a further bay fronted window and charming stained glass. All four bedrooms are served by a modern bathroom with free standing bath and separate shower.

To the second floor there are a further two impressive double bedrooms and a three piece contemporary shower room.

Externally the property occupies a secluded and private plot with off road parking, graveled walkway and garage. To the rear there is a private landscaped garden with walled boundaries, a decked area and further seating to the side for al fresco dining.

The property has had a full re-roof and insulation, inter floor insulation, hardwood sash double glazed windows with refurbished stained glass window units and fully carpeted throughout.

N.B The sellers have informed us there are finalised plans for re-development of the garage to incorporate two further bedrooms and gym/home office.

DIRECTIONS

M20 6BL

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective







purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

ENTRANCE HALLWAY

5.94m(19'6") x 5.41m(17'9")

LIVING ROOM

5.26m(17'3") into bay x 4.29m(14'1")

SITTING ROOM

4.98m(16'4") into bay x 3.71m(12'2")

KITCHEN

4.95m(16'3") x 3.78m(12'5")

DINING/FAMILY ROOM

4.17m(13'8") x 5.92m(19'5")

UTILITY ROOM

4.09m(13'5") x 2.21m(7'3")

FIRST FLOOR

LANDING

5.94m(19'6") x 7.52m(24'8")

BEDROOM 1

4.98m(16'4") into bay x 4.01m(13'2")

BEDROOM 2

5.05m(16'7") x 4.29m(14'1")

BEDROOM 4

4.75m(15'7") x 3.25m(10'8")

BEDROOM 6

3.84m(12'7") x 3.56m(11'8")

BATHROOM

3.56m(11'8") x 2.64m(8'8")

BEDROOM 3

18'3 (5.56m) x 13'2 (4.01m)

BEDROOM 5

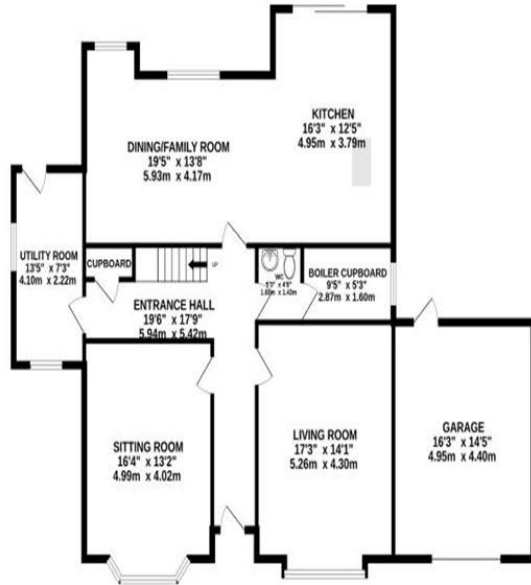
16'5 (5m) x 14'4 (4.37m)

SHOWER ROOM

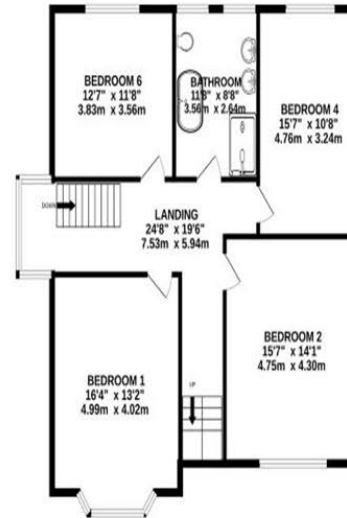
9'3 (2.82m) x 5'8 (1.73m)



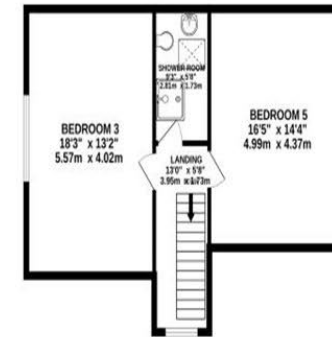
GROUND FLOOR
1467 sq.ft. (136.3 sq.m.) approx.



1ST FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



2ND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 3200sq.ft. (297.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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.



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