



**GASCOIGNE
HALMAN**

HIGHBANK DRIVE, EAST DIDSBURY

THE AREAS LEADING ESTATE AGENT



HIGHBANK DRIVE, EAST DIDSBURY

£345,000.00

A three bedroom bay fronted semi detached property situated in a popular residential area, occupying a delightful plot which could be extended (STPP). This property is ideal for the first time buyer or anyone looking to add their own stamp. Front living room with feature fireplace, rear dining room overlooking the rear garden, fitted kitchen, two good sized double bedrooms and a further single, contemporary three piece bathroom suite. Off road parking to the front for multiple vehicles and a generous private rear garden. Close to excellent transport links, Fletcher Moss Park and reputable schools. Offered to the market with No Vendor Chain.

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.



Introducing this well appointed semi-detached property which offers a superb opportunity to add value and extend (STPP) and is situated in a popular residential area, close to excellent transport links, Fletcher Moss Park and reputable schools.

Internally the property comprises at ground floor level a welcoming entrance hallway with under stairs storage, front living room with bay-window, rear dining room overlooking the rear garden, A fitted kitchen completes the ground floor accommodation.

To the first floor there is two good size double bedrooms and further single, a three piece contemporary fitted bathroom suite serves all three bedrooms.

Externally to the front there is off road parking for multiple vehicles and potential to extend to the side and the rear (STPP). To the rear there is a generous South facing private garden with fenced boundaries and mature trees. The property is offered to the market with No Vendor Chain.

DIRECTIONS

M20 5QR

LIVING ROOM

14'0 (4.27m) Into Bay x 11'6 (3.51m)

DINING ROOM

11'8 (3.56m) x 10'5 (3.18m)

KITCHEN

11'8 (3.56m) x 6'7 (2.01m)

BEDROOM 1

14'0 (4.27m) Into Bay x 10'11 (3.33m)

BEDROOM 2

11'8 (3.56m) x 10'11 (3.33m)

BEDROOM 3

8'2 (2.49m) x 6'1 (1.85m)

BATHROOM

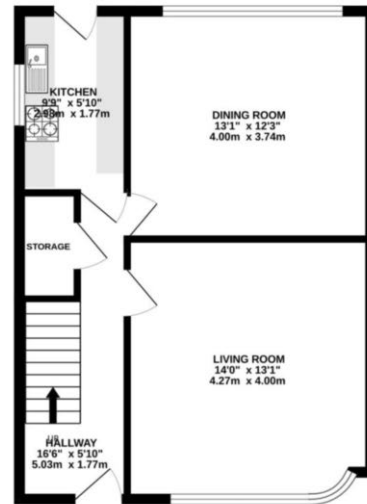
8'11 (2.72m) x 6'1 (1.85m)

TENURE

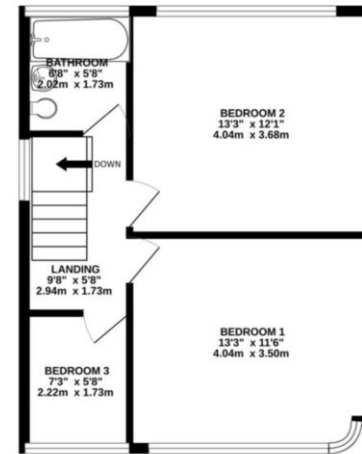
Leasehold.

999 year lease with 912 years remaining.

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA - 939 sq.ft. (87.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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