



**GASCOIGNE
HALMAN**

HIGHBANK DRIVE, EAST DIDSBURY

THE AREAS LEADING ESTATE AGENT



HIGHBANK DRIVE, EAST DIDSBURY

£435,000.00

An immaculately and well presented extended bay fronted semi detached property measuring an impressive 1124 SQ FT. Located within one of Didsbury's most popular residential areas and perfect for a wide range of buyers. Stunning and private South facing garden, modern open plan dining/family kitchen, bay fronted living room with feature fireplace. Three good sized bedrooms and an extended four piece bathroom suite. Off road parking to the property and potential to extend (STPP).



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.



Internally the property comprises; welcoming entrance hallway with a newly installed, secure composite front door, useful storage cupboard and a light and airy bay fronted living room with a feature fireplace. A spacious modern open plan dining/family kitchen with integrated dishwasher and overlooking the generous rear South facing private garden.

To the first floor there are two good sized double bedrooms with the principle bedroom being extended as well and the four piece contemporary bathroom suite. The second bedroom benefits from a bay fronted window.

Externally to the front the property boasts off road parking, a secure gate provides access to the rear and private, South facing garden with mature borders, fenced boundaries and patio area for entertaining.

Located in a highly desirable residential area close to local amenities and excellent transport links, with tram and train stations located within a 15 minute walk as well as Fletcher Moss Park.

DIRECTIONS

M20 5QR

LIVING ROOM

13'7 (4.14m) into bay x 11'5 (3.48m)

DINING/FAMILY ROOM

18'7 (5.66m) x 10'5 (3.18m)

KITCHEN

15'1 (4.6m) x 8'2 (2.49m)

BEDROOM 1

18'7 (5.66m) x 11'1 (3.38m)

BEDROOM 2

13'7 (4.14m) into bay x 11'1 (3.38m)

BEDROOM 3

8'6 (2.59m) x 6'9 (2.06m)

BATHROOM

15'6 (4.72m) x 9'8 (2.95m)

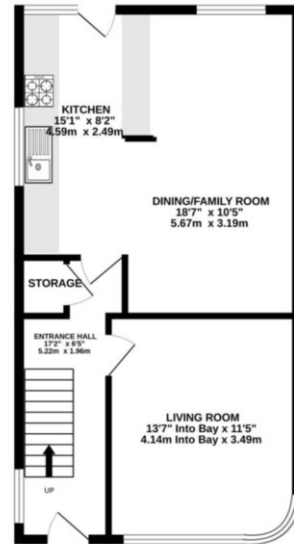
TENURE

Leasehold.

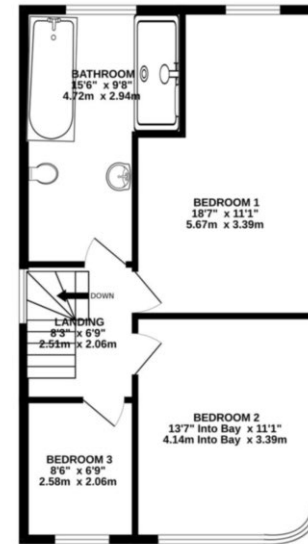
999 year lease with 912 years remaining.

Ground Rent £5 per annum.

GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1124 sq.ft. (104.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metaphor (2024)

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