



**GASCOIGNE  
HALMAN**

MAYWOOD AVENUE, EAST DIDSBURY

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THE AREAS LEADING ESTATE AGENT



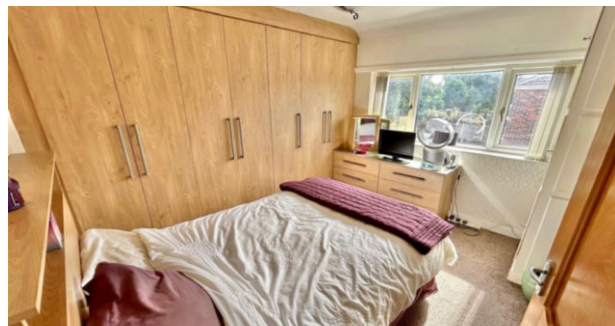
## MAYWOOD AVENUE, EAST DIDSBURY

**£350,000.00**

A bay fronted and extended semi detached property which occupies a generous corner plot with gardens to three sides. The property is situated in one of Didsbury's most popular locations. Requiring cosmetic updating the property offers three good sized receptions, fitted kitchen, two large double bedrooms and a further single and a fitted bathroom. Close to excellent transport links, Fletcher Moss Park and reputable schools.



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 of a welcoming entrance hallway with a useful under stairs storage cupboard, a spacious bay fronted living room, rear dining room which opens on to a conservatory, a fitted kitchen completes the ground floor.

To the first floor there are two good sized double bedrooms with the principle bedroom benefiting from a further bay fronted window. A single bedroom and a three piece bathroom suite serves all three bedrooms.

Externally to the front the property is gated and occupies a generous corner plot with gardens to three sides and huge potential to extend (STPP).

#### **DIRECTIONS**

M20 5GR

#### **LIVING ROOM**

14'7 (4.45m) into bay x 11'7 (3.53m)

#### **DINING ROOM**

10'0 (3.05m) x 11'7 (3.53m)

#### **KITCHEN**

10'0 (3.05m) x 5'8 (1.73m)

#### **CONSERVATORY**

11'2 (3.4m) x 11'7 (3.53m)

#### **BEDROOM 1**

13'11 (4.24m) into bay x 11'7 (3.53m)

#### **BEDROOM 2**

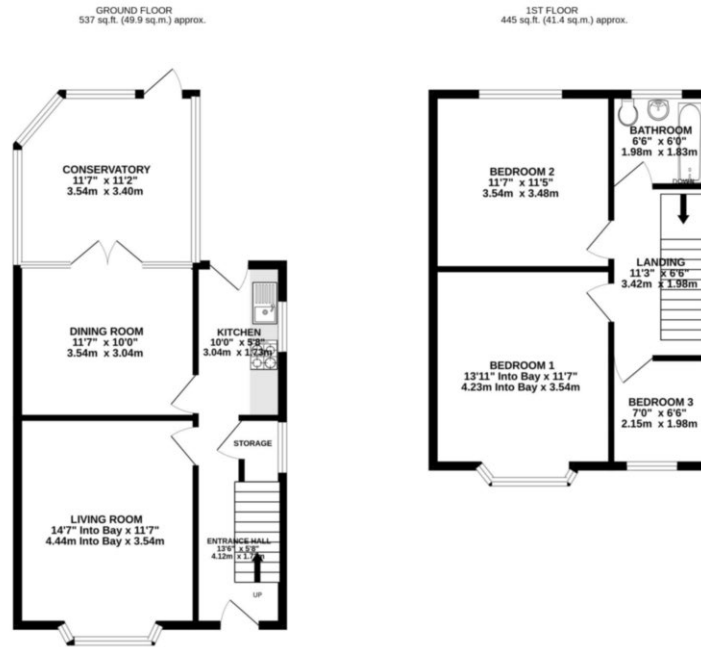
11'5 (3.48m) x 11'7 (3.53m)

#### **BEDROOM 3**

7'0 (2.13m) x 6'6 (1.98m)

#### **BATHROOM**

6'0 (1.83m) x 6'6 (1.98m)



TOTAL FLOOR AREA: 982 sq.ft. (91.3 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metaplan 12/24

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## DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignehalman.co.uk

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

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