



**GASCOIGNE
HALMAN**

MAYWOOD AVENUE, EAST DIDSBURY

THE AREAS LEADING ESTATE AGENT



MAYWOOD AVENUE, EAST DIDSBURY

£335,000.00

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 Parrs 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

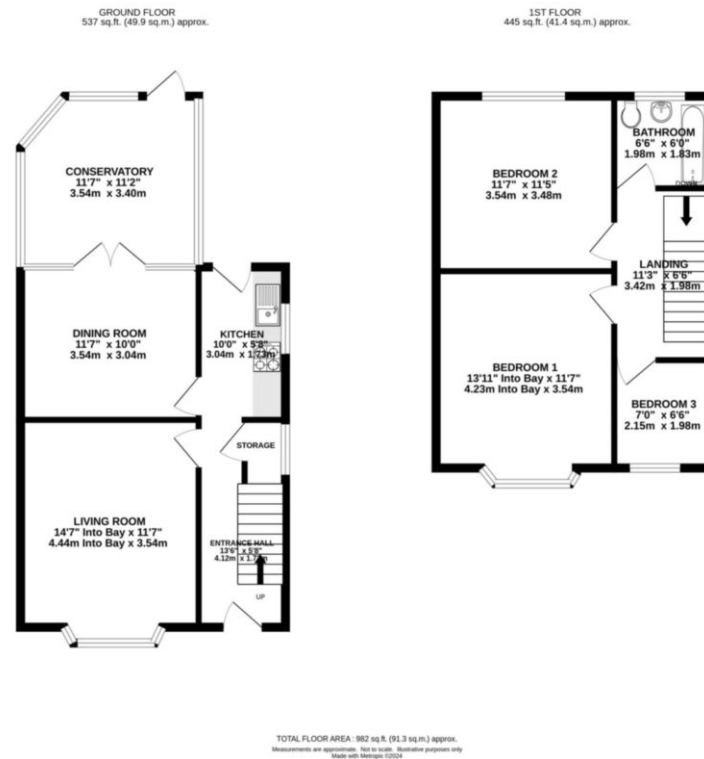
11'5 (3.48m) x 11'7 (3.53m)

BEDROOM 3

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

BATHROOM

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



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