



**GASCOIGNE
HALMAN**

Highbank Drive, East Didsbury
£340,000.00

THE AREA'S LEADING ESTATE AGENCY



A well-appointed and proportioned bay fronted semi detached property located within one of Didsbury most desirable locations and only moments from Didsbury Village, excellent transport links and Fletcher Moss Park. The property requires modernisation throughout and is ideal for any buyer looking to add their own stamp and has the potential to extend (STPP). Two spacious receptions room, modern fitted kitchen, two good sized double bedrooms and a further single, a contemporary three piece shower room. Off road parking and a rear private landscaped garden. Offered to the market with No Vendor Chain.

Property details

- A Well Positioned and Appointed Bay Fronted Semi Detached Property
- In Need of Modernisation Throughout
- Two Large Reception Rooms and a Modern Fitted Kitchen
- Three Bedrooms and a Three Piece Fitted Shower Room
- Off Road Parking and a Private Rear Landscaped Garden
- Located Close to Didsbury Village, Excellent Transport Links, Fletcher Moss Park and Offered with No Vendor Chain



About this property

Internally the property comprises of; welcoming entrance hallway with useful downstairs W/C, a bay fronted living room, a separate light and airy dining room and a modern fitted extended kitchen completes the ground floor.

To the first floor there are two good sized double bedrooms, with the primary bedroom befitting from a bay fronted window, a three piece fitted shower room serves all three bedrooms.

Externally to the front the property offers off road parking and a well-kept lawned area with mature plants, a secure gate provides access down the side and to the rear and private landscaped garden.

Offered to the market with No Vendor Chain.

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 and Broad Oak Primary Pchool (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.





DIRECTIONS

M20 5QR

COUNCIL TAX BAND

C

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	81 B
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

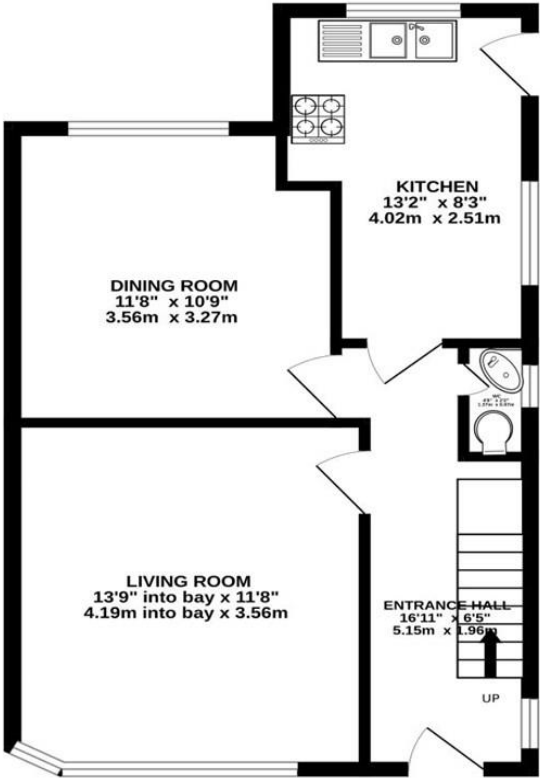
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

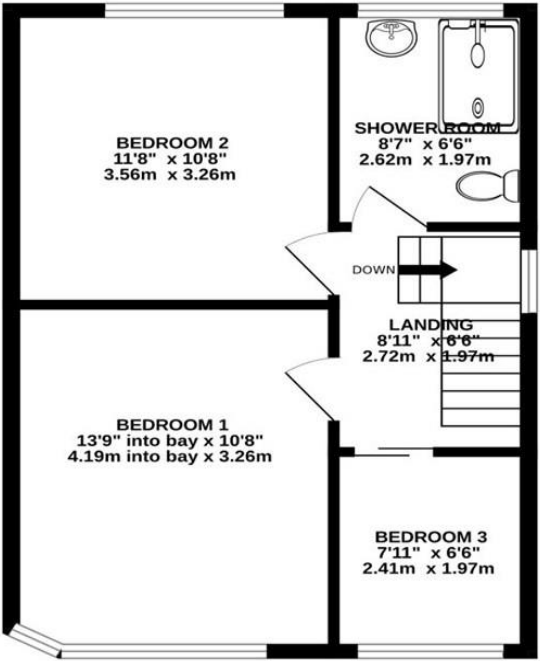
Ask Agent

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GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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