



**GASCOIGNE  
HALMAN**

MELLINGTON AVENUE, DIDSBURY

---

THE AREAS LEADING ESTATE AGENT



## MELLINGTON AVENUE, DIDSBURY

**£600,000.00**

An impressive and spacious modern family property which has been tastefully extended to provide light and airy accommodation which measures 1712 SQ FT. The property is located within a highly popular residential area and is situated close to excellent transport links, local amenities and Fletcher Moss Park. The property has been immaculately decorated and boasts ample features such as bay fronted and stain glass windows, original 1930's roll top bath and fireplace.



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.



An Immaculately Presented Extended Modern Family Home

Measuring An Impressive 1712 SQ FT

Two Reception Rooms and A Stunning Open Plan Dining Kitchen

Four Bedrooms and a Stylish Four Piece Bathroom Suite

Close to Local Amenities, Transport Links and Fletcher Moss

Off Road Parking and a Private Rear Westerly Facing Garden



## MELLINGTON AVENUE | DIDSBURY

Internally the property comprises; a porch which leads to a welcoming entrance hallway with useful under stairs W/C. A bay fronted living room which benefits from plantation shutters and a log burning stove. A further sitting room with a feature fireplace and french doors which opens in to the conservatory. To the end of the hallway is a stunning and spacious family dining kitchen with an array of integrated appliances and an attractive skylight. A utility room and office/study complete the ground floor accommodation.

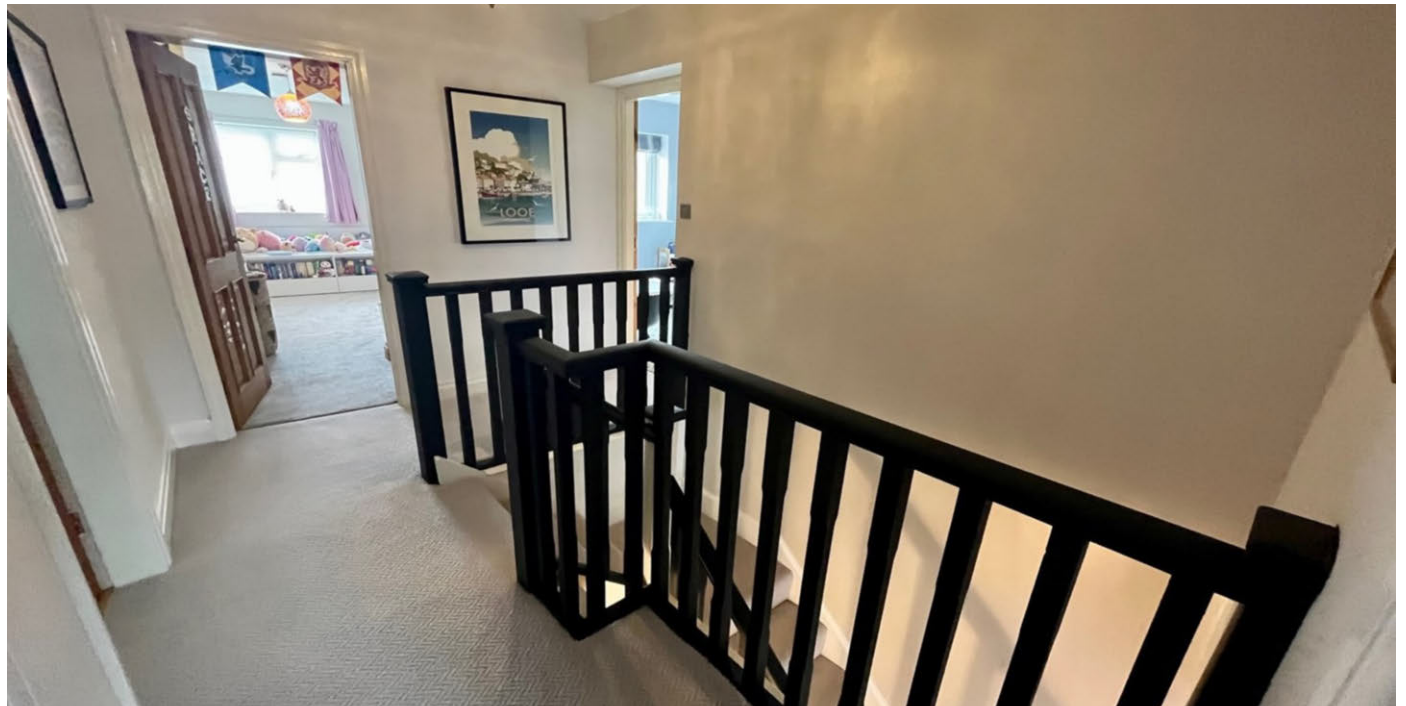
To the first floor there are four good sized bedrooms with three of the bedrooms being spacious doubles. The principle bedroom boasts a bay fronted window while bedroom two offers built in bespoke wardrobes. A stylish four piece bathroom suite with the original 1930's roll top bath serves all four bedrooms.

Externally to the front there is a driveway for multiple vehicles, whilst to the rear there is a private westerly facing landscaped rear garden complete with patio area and pergola which covers a decked area.

### **DIRECTIONS**

M20 5NJ







**IN FURTHER DETAIL THE ACCOMMODATION  
COMPRISES**

**GROUND FLOOR**

**PORCH**

0.79m(2'7") x 2.31m(7'7")

**ENTRANCE HALLWAY**

4.65m(15'3") x 2.31m(7'7")

**LIVING ROOM**

5.72m(18'9") into bay x 3.38m(11'1")

**SITTING ROOM**

3.15m(10'4") x 3.38m(11'1")

**DINING KITCHEN**

6.32m(20'9") x 4.50m(14'9")

**DOWNSTAIRS WC**

6'10 (2.08m) x 2'6 (.76m)

**UTILITY ROOM**

2.08m(6'10") x 2.18m(7'2")

**CONSERVATORY**

3.18m(10'5") x 3.38m(11'1")

**STUDY/OFFICE**

3.38m(11'1") x 2.18m(7'2")

**LANDING**

9'7 (2.92m) x 7'7 (2.31m)

**BEDROOM 1**

14'6 (4.42m) into bay x 11'1 (3.38m)

**BEDROOM 2**

12'7 (3.84m) x 11'1 (3.38m)

**BEDROOM 3**

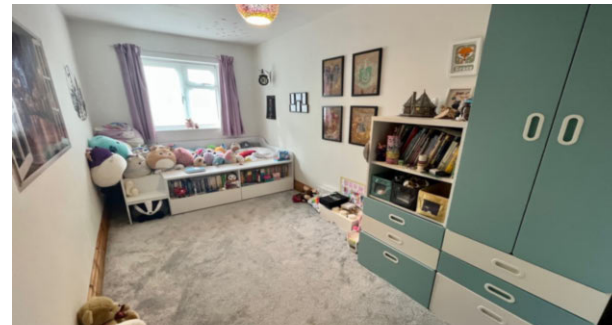
17'6 (5.33m) x 7'7 (2.31m)

**BEDROOM 4**

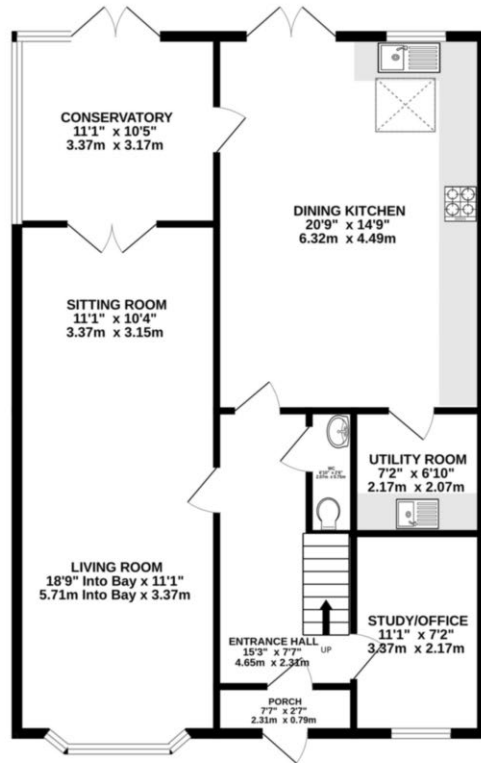
11'10 (3.61m) x 14'9 (4.5m)

**BATHROOM**

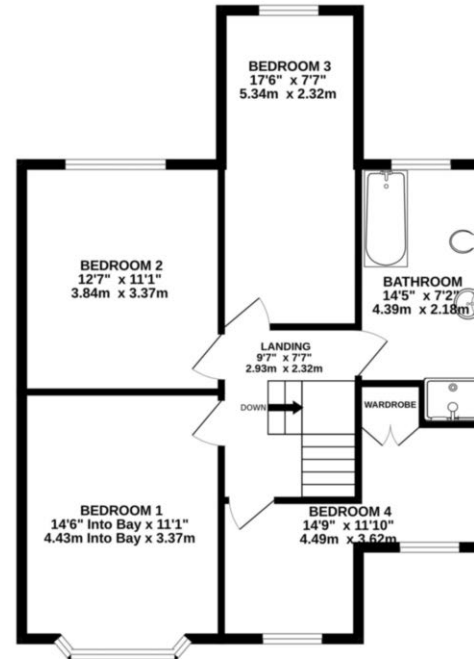
14'5 (4.39m) x 7'2 (2.18m)



GROUND FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 1712 sq.ft. (159.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.





**DIDSBURY OFFICE**

0161 445 7474

[didsbury@gascoignehalman.co.uk](mailto:didsbury@gascoignehalman.co.uk)

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

**GASCOIGNE  
HALMAN**