



**GASCOIGNE
HALMAN**

BAMFORD ROAD, DIDSBURY

THE AREAS LEADING ESTATE AGENT



BAMFORD ROAD, DIDSBURY

£699,950.00

A superb Victorian semi detached family home situated only moments from Didsbury village. Boasting stylish and spacious accommodation over four floors, five bedrooms, two bathrooms, bay fronted living room, separate dining room and a modern fitted kitchen. Charming period features complemented by modern comforts. Delightful private South West facing rear garden and off road parking.

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.



We are pleased to introduce this impressive Victorian property which offers stylish accommodation over four floors and is sure to appeal to a wide range of buyers.

The property internally comprises welcoming entrance hallway, bay fronted living room, separate dining room and a good sized modern fitted kitchen with access to the rear garden.

To the first floor there are two double bedrooms and a stylish four piece family bathroom.

To the second floor there are a further two double bedrooms and a further bedroom currently being used as a home office.

The property also comes with spacious cellar chambers, converted playroom and a modern shower room.

Externally to the front the property offers off-road parking whilst to the rear there is a delightful South West facing private landscaped garden.

The property is ideally located only a short stroll to Didsbury village, metrolink and local restaurants and boutiques.

DIRECTIONS

M20 2QP

LIVING ROOM

15'4 (4.67m) into bay x 13'7 (4.14m)

DINING ROOM

18'0 (5.49m) x 13'4 (4.06m)

KITCHEN

15'0 (4.57m) x 10'11 (3.33m)

BEDROOM 1

17'11 (5.46m) into bay x 15'3 (4.65m)

BEDROOM 2

14'8 (4.47m) x 12'7 (3.84m)

BEDROOM 3

18'2 (5.54m) into bay x 17'11 (5.46m)

BEDROOM 4

13'4 (4.06m) x 12'1 (3.68m)

BEDROOM 5

7'5 (2.26m) x 10'10 (3.3m)



TOTAL FLOOR AREA: 2327 sq.ft. (216.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Hozon 10/24

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