



**GASCOIGNE
HALMAN**

ALBERT HILL STREET, DIDSBURY

THE AREAS LEADING ESTATE AGENT



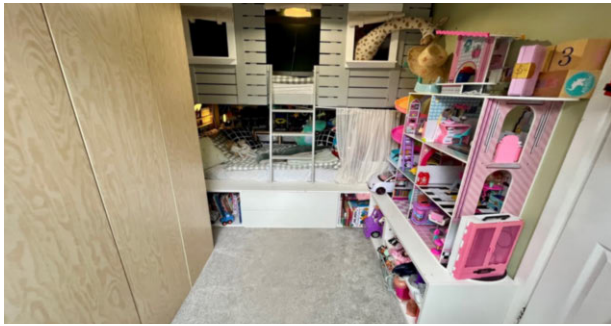
ALBERT HILL STREET, DIDSBURY

£460,000.00

A stunning and stylish period terrace property located in the heart of Didsbury Village, only moments from everything Didsbury has to offer and excellent transport links, such as the Village Metrolink Station. Boasting immaculate and well presented accommodation over three floors, this property is perfect for a wide range of buyers. Having been renovated fully by the current owners, this property must not be missed in order to appreciate the accommodation on offer.



There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Kingsway (A34) or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of Parrswood High School.



Internally the property comprises of a stunning open plan Living/Dining room complete with a bay fronted window, plumbed underfloor heating throughout with LVT parquet flooring, immaculate decor, feature fireplace and attractive French doors which overlook the courtyard garden. A modern fitted kitchen with integrated appliances completes the ground floor.

To the lower ground floor the cellar has been converted to bedroom standards with en-suite WC. Currently used for office space and spare room. New boiler fitted in the bespoke battened cupboard space and a bespoke utility cupboard with plumbing for washing machine.

To the first floor there are two good sized double bedrooms with the primary bedroom offering built in wardrobes, a recently renovated beautiful four piece bathroom suite serves both bedrooms with plumbed underfloor heating.

Externally the approach to the property is gated and provides a South facing frontage offering a well positioned seating area, whilst to the rear there is a courtyard garden with walled boundaries.

DIRECTIONS

M20 6RF

LIVING ROOM

11'5 (3.48m) into bay x 13'6 (4.11m)

DINING ROOM

10'9 (3.28m) x 13'6 (4.11m)

KITCHEN

9'10 (3m) x 6'8 (2.03m)

BEDROOM 1

11'9 (3.58m) x 13'6 (4.11m)

BEDROOM 2

11'5 (3.48m) x 7'5 (2.26m)

BATHROOM

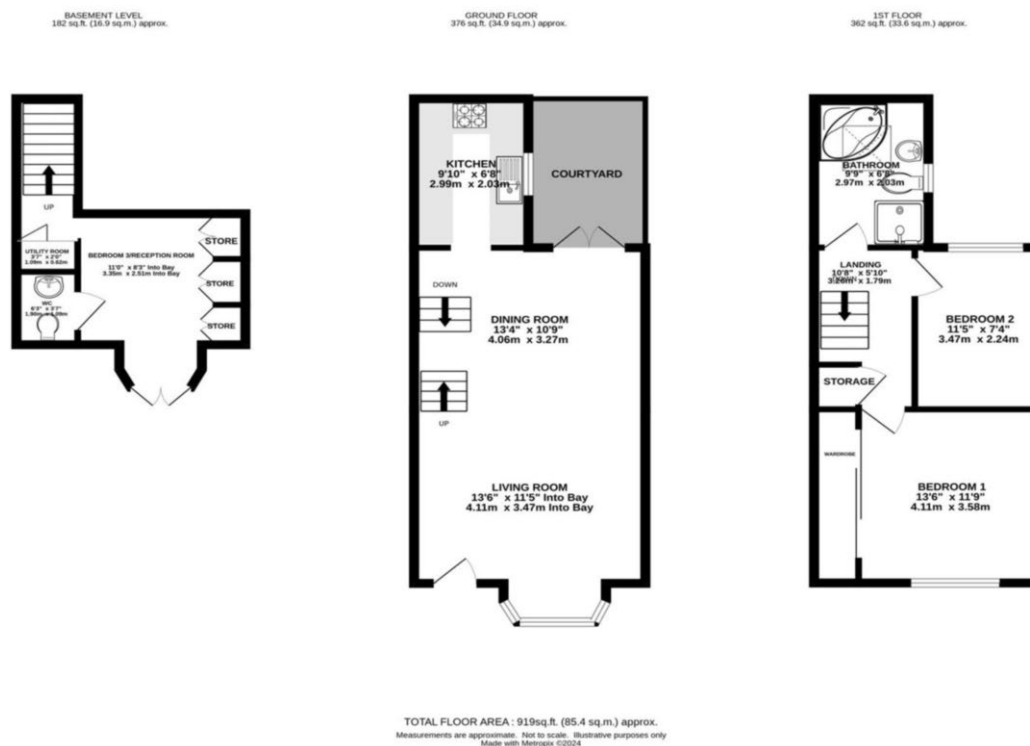
9'10 (3m) x 6'9 (2.06m)

BEDROOM 3/RECEPTION ROOM

10'4 (3.15m) into bay x 11'3 (3.43m)

UTILITY ROOM

2'0 (.61m) x 3'7 (1.09m)



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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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