



**GASCOIGNE  
HALMAN**

THE CIRCUIT, DIDSBURY

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THE AREAS LEADING ESTATE AGENT





## THE CIRCUIT, DIDSBURY

**£750,000.00**

A spectacular and spacious bay fronted detached family property located in a quiet and sought after cul-de-sac location, measuring an impressive 1492 SQ FT over two floors of accommodation. A unique property with an abundance of original features of this period property. Located only a short stroll to Didsbury and West Didsbury Villages and close to excellent transport links. 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 Barlow Moor Road or Wilmslow Road (A5145). The Trafford Shopping centre is a 20 minute drive away, Manchester Airport is approx. 20 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.



A spectacular And Well Appointed  
Detached Property

Located Close To Both Didsbury And  
West Didsbury Villages

Measuring An Impressive 1492 SQ FT

Three Reception Rooms And A Modern  
Fitted Kitchen

Off Road Parking And A Landscaped  
Private Garden

Four Good Sized Bedrooms And Fitted  
Bathroom Suite





## THE CIRCUIT | DIDSBURY

Internally the property comprises of a porch leading to a welcoming entrance hallway with beautiful stain glass windows and a very useful downstairs W/C, a bay fronted dining room, a further spacious light and airy lounge with sliding doors overlooking the private rear garden. A separate morning room opens on to a modern fitted kitchen which also provides further access to the rear garden.

To the first floor there are four excellent sized double bedrooms with the principle bedroom benefiting from built in wardrobes and a bay fronted window. A fitted bathroom and separate W/C serves all four bedrooms.

Externally the property offers off road parking for multiple vehicles with a well kept lawned area, a secure gate provides access down the side of the property to the charming and landscaped rear Westerly garden with raised patio area and detached garage.

The property is located on a sought after cul-de-sac and is situated only moments from both Didsbury and West Didsbury villages along with excellent transport links. Offered to the market with No Vendor Chain and potential to extend subject to planning permissions.

### **DIRECTIONS**

M20 3RA











**IN FURTHER DETAIL THE ACCOMMODATION  
COMPRISES**

**GROUND FLOOR**

**ENTRANCE PORCH**

1.65m(5'5") x 1.63m(5'4")

**ENTRANCE HALLWAY**

4.47m(14'8") x 2.72m(8'11")

**DINING ROOM**

4.19m(13'9") into bay x 4.06m(13'4")

**LOUNGE**

5.51m(18'1") x 3.73m(12'3")

**MORNING ROOM**

2.84m(9'4") x 2.72m(8'11")

**KITCHEN**

3.43m(11'3") x 2.72m(8'11")

**DOWNSTAIRS WC**

1.52m(5'0") x 0.97m(3'2")

**FIRST FLOOR**

**LANDING**

5.33m(17'6") x 1.17m(3'10")

**BEDROOM 1**

5.03m(16'6") into bay x 4.06m(13'4")

**BEDROOM 2**

4.37m(14'4") x 4.06m(13'4")

**BEDROOM 3**

3.43m(11'3") x 3.23m(10'7")

**BEDROOM 4**

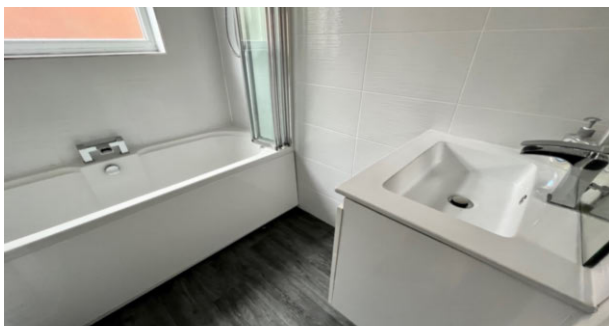
3.43m(11'3") x 3.23m(10'7")

**BATHROOM**

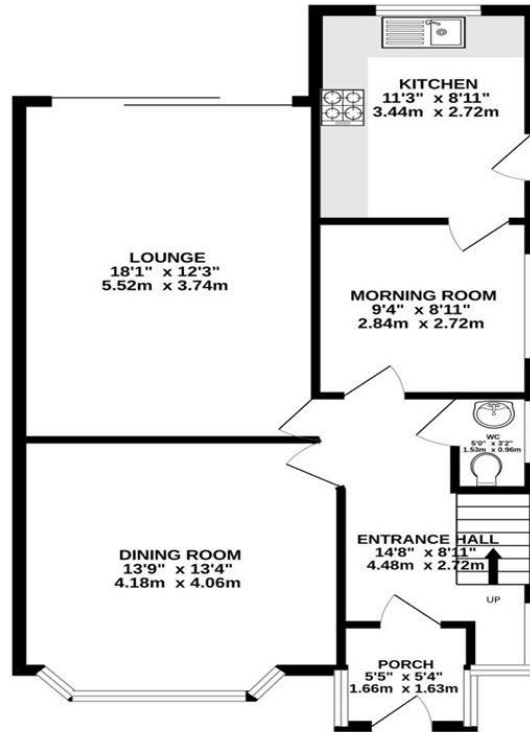
2.13m(7'0") x 1.93m(6'4")

**WC**

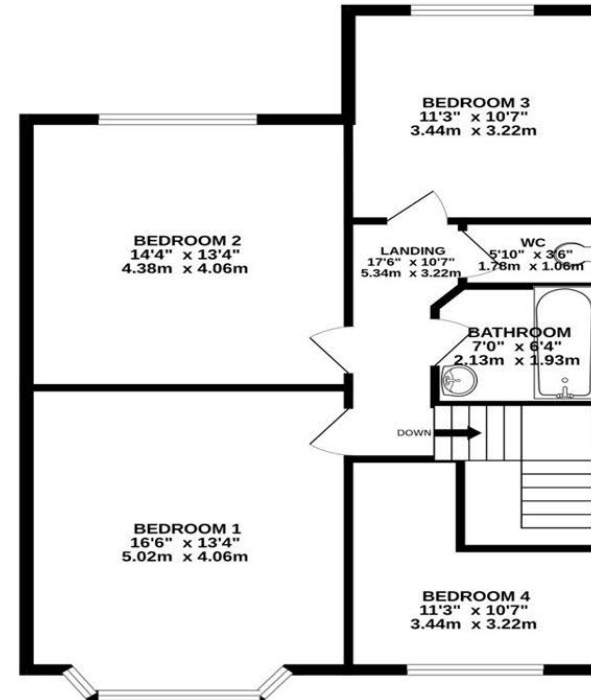
1.07m(3'6") x 1.78m(5'10")



GROUND FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 1492 sq.ft. (138.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
92+	A		
81-91	B		41 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





**DIDSBURY OFFICE**

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