



**GASCOIGNE  
HALMAN**

RIVERTON ROAD, EAST DIDSBURY

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THE AREAS LEADING ESTATE AGENT



## RIVERTON ROAD, EAST DIDSBURY

**£365,000.00**

A tastefully extended semi detached bay fronted family home located within this ever popular residential location, just a short walk to Didsbury Village offering excellent amenities and transport links as well as highly rated schools. Boasting well balanced modern accommodation which is presented to a high standard throughout as well as a good sized family garden, this property is ready to move into immediately and is sure to tick the box of any first time buyer, professional couple or young family. Offered to the market with No Vendor Chain.



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.



The accommodation comprises a welcoming entrance hallway with staircase to the first floor, a good sized bay fronted living room and a truly magnificent and extended modern dining kitchen with attractive skylights and french doors giving access and overlooking to the rear garden.

To the first floor there are three good sized bedrooms and a modern family shower room with a white three piece suite.

Externally to the front there is a driveway approach with wall and mature boundaries as well as a paved area. There is then gated access from the front and pathway access down the side to the private rear garden. The rear garden is mainly laid with astro turf with fenced boundaries and also includes a decked area ideal for barbecues and al fresco dining. Lastly a detached garage stands within the rear garden ideal to be used for any families needs.

### **DIRECTIONS**

M20 5QH

### **ENTRANCE HALLWAY**

13'9 (4.19m) x 4'11 (1.5m)

### **LIVING ROOM**

11'2 (3.4m) into bay x 10'4 (3.15m)

### **KITCHEN/DINING ROOM**

20'4 (6.2m) x 15'5 (4.7m)

### **BEDROOM 1**

11'2 (3.4m) into bay x 10' (3.05m)

### **BEDROOM 2**

10'7 (3.23m) x 9'11 (3.02m)

### **BEDROOM 3**

6'4 (1.93m) x 5'8 (1.73m)

### **BATHROOM**

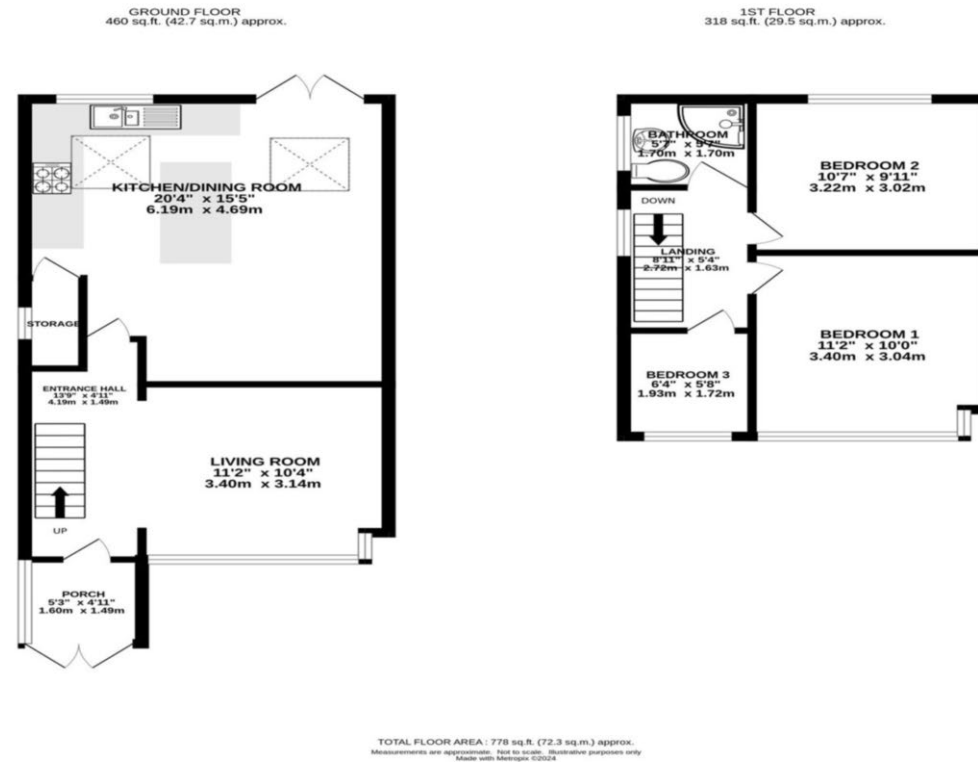
5'7 (1.7m) x 5'7 (1.7m)

### **TENURE**

Leasehold.

999 year lease with 912 years remaining.

Ground Rent £4.50 per annum.



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