



**GASCOIGNE
HALMAN**

Bamford Grove, Didsbury
£600,000.00

THE AREA'S LEADING ESTATE AGENCY



A stunning and well presented period bay fronted Victorian terrace property, located in the heart of Didsbury and only a short walk away from local amenities and excellent transport links. Offering an abundance of features with a lovely modern and stylish twist. Bay fronted living room with a log burning stove which opens on to a charming dining room, modern fitted kitchen with bi-fold doors. Three excellent sized double bedrooms and three piece bathroom suite. Landscaped rear garden.

Property details

- A Spacious and Immaculately Decorated Period Terrace Property
- Located in the Heart of Didsbury Village in a Highly Sought After Location
- Bay Fronted Living Room, Spacious Dining Room and Modern Fitted Kitchen
- Three Large Double Bedrooms and Three Piece Bathroom Suite
- Rear Landscaped Rear Garden and Private Frontage
- Measuring An Impressive 1323 SQFT



About this property

Internally the property comprises of, and entrance hallway, an open plan living/dining room with a bay fronted window and a working log burning stove, a modern fitted kitchen with bi-fold doors overlooking the rear garden completes the ground floor.

To the first floor there are three good sized double bedrooms, the principle bedroom is particularly large in size and benefits from a further bay window, a three piece contemporary bathroom suite with underfloor heating serves all three bedrooms.

Externally the property to the front offers privacy, to the rear there is a rear garden with walled and fenced boundaries, a useful cellar for storage.









DIRECTIONS

M20 2FF

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	82 B
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

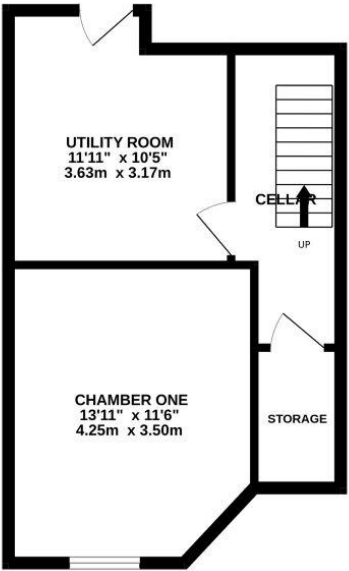
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

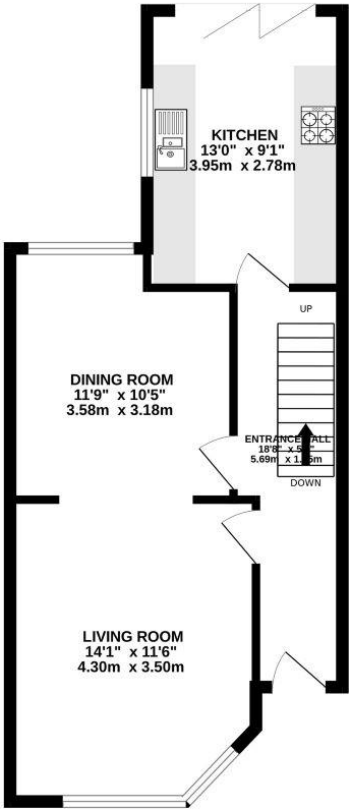
No

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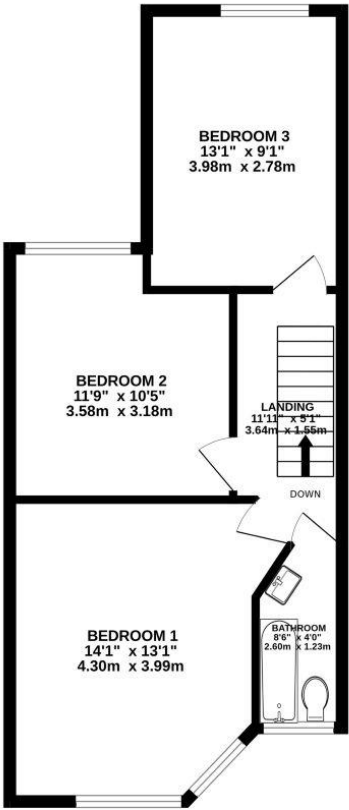
BASEMENT LEVEL
365 sq.ft. (33.9 sq.m.) approx.



GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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