



**GASCOIGNE
HALMAN**

Mellington Avenue, Didsbury
£600,000.00

THE AREA'S LEADING ESTATE AGENCY



A superb bay-fronted semi-detached property boasting thoughtfully extended accommodation to create a spacious (1789 sq ft) and stylish family home on a popular and quiet residential road. The property is presented to an excellent standard throughout and offers four good sized bedrooms, two fitted bathrooms, three reception rooms, utility room and a stunning extended dining kitchen, with central island. The property also comes with off-road parking and a large attractive, landscaped rear garden with a brick built office/playroom and leafy outlook. Ideally located close to Didsbury village, reputable schools, local train station and Metrolink for the commuter.

Property details

- Thoughtfully Extended Semi-Detached Property
- Four Good Sized Bedrooms and Two Fitted Bathrooms
- Three Spacious Light and Airy Reception Rooms and an Open Plan Dining Kitchen
- Attractive Large Landscaped Rear Garden and Brick Built Office/Playroom
- Off Road Parking and Measuring an Impressive 1789 SQ FT
- Popular And Convenient Location Close To Didsbury, Local Amenities And Reputable Schools



About this property

Mellington Avenue is a popular residential road only a short distance to Didsbury village, Fletcher Moss gardens and reputable schools. This impressive property offers superb internal space having been tastefully extended boasting excellent proportions and a high quality finish throughout, making it the perfect family home for those who want a substantial, stylish property.

The property offers a healthy 1789 Sq ft and internally comprises; large welcoming entrance hallway with downstairs shower and utility room. Good sized dining room with attractive bay-window. Extended living/sitting room with attractive sky lights and a feature fireplace with log burner. A truly superb extended dining kitchen with sliding doors opening to the rear garden completes the ground floor accommodation.

To the first floor there are four bedrooms. A large stylish family bathroom serves all four bedrooms. Externally to the front there is a driveway providing off-road parking whilst via side access there is a beautiful large landscaped garden with a brick built outbuilding which is ideal for an office or playroom.

The property enjoys a sought after location close to all major transport links, Parrs Wood leisure complex and gives easy access to Manchester city centre.











DIRECTIONS

M20 5WF

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.

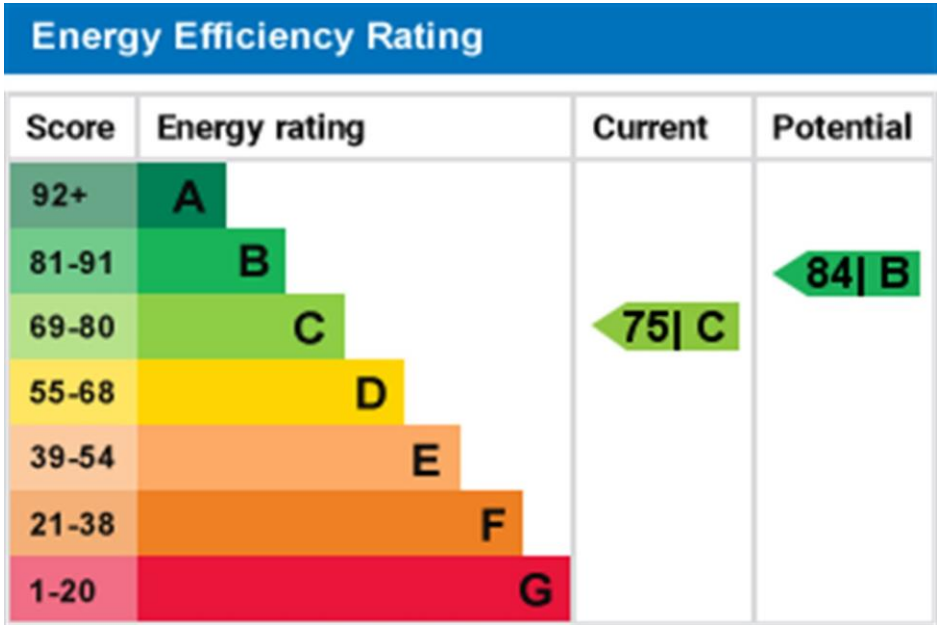
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

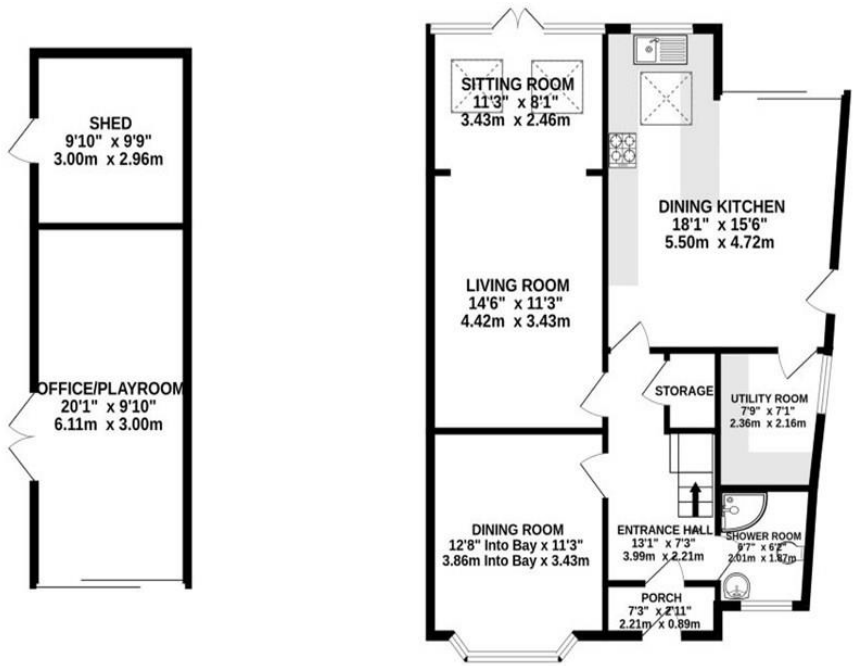
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

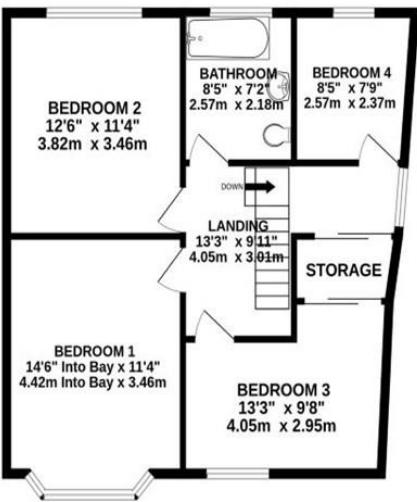
Ask Agent

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GROUND FLOOR
1131 sq.ft. (105.1 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1789 sq.ft. (166.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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