



**GASCOIGNE  
HALMAN**

DENEFORD ROAD, DIDSBURY

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THE AREAS LEADING ESTATE AGENT





## DENEFORD ROAD, DIDSBURY

**£725,000.00**

A truly stunning semi-detached property with a real attention to detail boasting stylish and tastefully extended accommodation measuring an impressive 1648 sq ft internally. Three reception rooms, superb modern extended kitchen with open-plan dining/sitting room with two sets of Bi-folding doors, contemporary downstairs shower room, extensive underfloor heating to the ground floor, four double bedrooms, attractive rear garden with covered modern Gazebo area for Al fresco dining. Sought after location within strolling distance of Didsbury village, local metrolink and all amenities.



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.



An Extended Semi Detached Family Home

Measuring An Impressive 1648 Sq Ft

Welcoming Entrance Hallway, Shower Room And Utility Room

Living Room, Extended Kitchen And Open Plan Dining/Sitting

Four Double Bedrooms And A Family Bathroom

Off Road Parking, Garage And A Large Landscaped Garden

Close To Local Amenities, Schools And Transport Links

Viewing Highly Recommended





## DENEFORD ROAD | DIDSBURY

This superb semi-detached extended property is sure to impress even the most discerning of buyers. The property itself has been thoughtfully extended and enhanced by its current owners to create a spacious and stylish property throughout with attractive fixtures and fittings and a generous back garden.

Internally the property comprises:- welcoming entrance hallway with useful storage, front living room with bay window and plantation shutters, stunning refitted extended kitchen with open-plan dining/sitting room and bi-folding doors. A modern stylish shower room, separate utility area and a large 22ft garage completes the ground floor accommodation.

To the first floor there are four double bedrooms and a good-size family bathroom with three piece suite as well as a large storage area above the garage which can be access via the landing.

Externally to the front there is a large pebbled driveway for off-road parking, lawned garden and walled boundary with access to the garage whilst to the rear there is a superb large landscaped garden with decked patio and modern Gazebo for Al Fresco dining. Located within moments of Didsbury village and local Metrolink as well as reputable schools and easy access to Manchester city centre.

### **DIRECTIONS**

M20 2TD











**IN FURTHER DETAIL THE ACCOMMODATION  
COMPRISES**

**GROUND FLOOR**

**ENTRANCE HALLWAY**

3.23m(10'7") x 2.57m(8'5")

**STORAGE CUPBOARD**

1.78m(5'10") x 0.51m(1'8")

**LIVING ROOM**

3.84m(12'7") into bay x 3.61m(11'10")

**SITTING ROOM**

4.11m(13'6") x 3.33m(10'11")

**DINING ROOM**

3.28m(10'9") x 2.59m(8'6")

**KITCHEN**

5.54m(18'2") x 2.77m(9'1")

**UTILITY ROOM**

1.80m(5'11") x 1.50m(4'11")

**SHOWER ROOM**

2.34m(7'8") x 1.93m(6'4")

**GARAGE**

6.99m(22'11") x 3.96m(13'0")

**BEDROOM 1**

15'8 (4.78m) into bay x 10'11 (3.33m)

**BEDROOM 2**

11'4 (3.45m) x 11'2 (3.4m)

**BEDROOM 3**

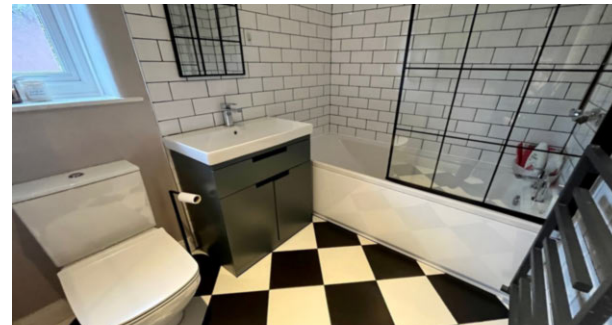
11'0 (3.35m) x 9' (2.74m)

**BEDROOM 4**

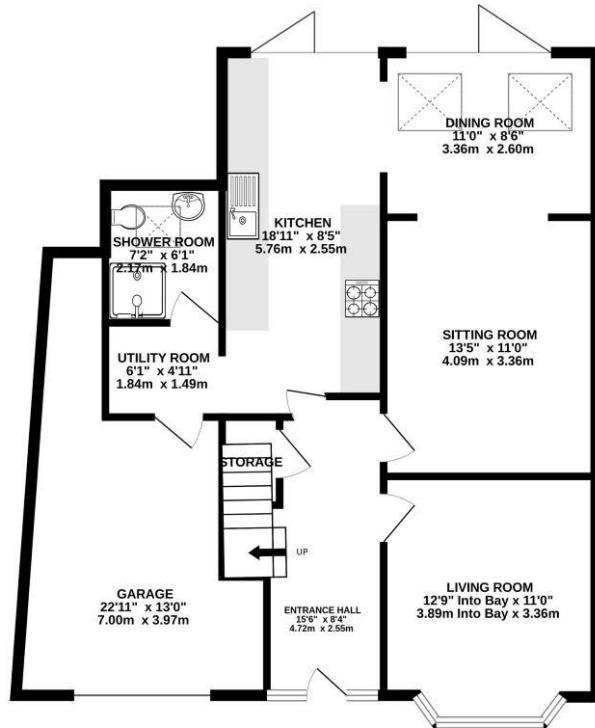
10'7 (3.23m) x 8'10 (2.69m)

**BATHROOM**

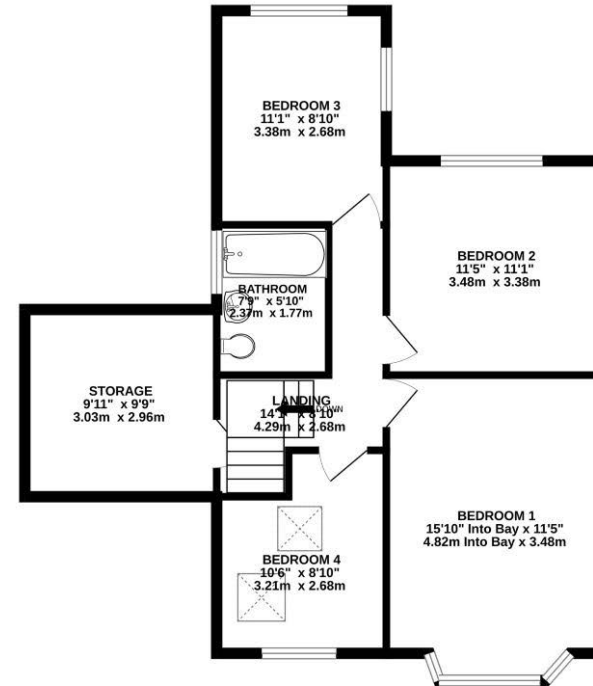
7'6 (2.29m) x 5'8 (1.73m)



GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1648sq.ft. (153.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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