



**GASCOIGNE
HALMAN**

TANFIELD ROAD, EAST DIDSBURY

THE AREAS LEADING ESTATE AGENT



TANFIELD ROAD, EAST DIDSBURY

£400,000.00

A stunning and well presented extended bay fronted semi detached property located within a highly popular residential area. Occupying an attractive plot with a generous rear Westerly facing garden. Superb open plan dining kitchen with fitted units and integrated appliances, bay fronted light and airy living room, two spacious double bedrooms with the principle bedroom being large in size having been extended and a contemporary fitted bathroom. Offering off road parking to the front and potential to extend (STPP).



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 Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 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.



We are pleased to introduce this well presented and spacious extended bay fronted semi detached property located within one of Didsbury's most desirable residential area's. Measuring an impressive 915 SQ FT

Internally the property comprises; welcoming entrance hallway with useful under stairs storage cupboard, light and airy bay fronted living room with french doors leading through to the extended open plan dining kitchen which epitomizes every day family living, benefiting from modern fitted units, integrated appliances and further french doors which open to the rear garden.

To the first floor there are two good sized double bedrooms and a further single, the principle bedroom benefits from having been extended and boasts fitted wardrobes. A contemporary three piece bathroom suite serves all three bedrooms.

Externally to the front the property offers off road parking and a secure gate provides access to the generous rear Westerly facing garden.

The property has potential to be extended (STPP).

DIRECTIONS

M20 5GF

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

14'5 (4.39m) x 5'0 (1.52m)

LIVING ROOM

16'5 (5m) into bay x 10'3 (3.12m)

DINING KITCHEN

14'8 (4.47m) x 15'3 (4.65m)

BEDROOM 1

15'2 (4.62m) x 18'5 (5.61m)

BEDROOM 2

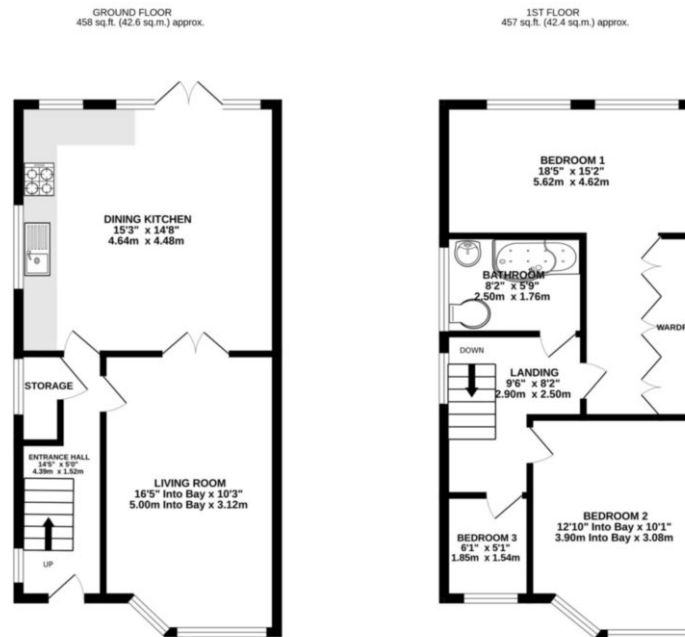
12'10 (3.91m) into bay x 10'1 (3.07m)

BEDROOM 3

6'1 (1.85m) x 5'1 (1.55m)

BATHROOM

5'9 (1.75m) x 8'2 (2.49m)



TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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