



**GASCOIGNE
HALMAN**

GOULDEN ROAD, WEST DIDSBURY

THE AREAS LEADING ESTATE AGENT



GOULDEN ROAD, WEST DIDSBURY

£850,000.00

A superb 1930's semi-detached property offering stylish and extended accommodation over three floors boasting a healthy 2185 sq ft (with garden pod). Two spacious bay fronted reception rooms, extended modern refitted breakfast kitchen with Aga, five large in size bedrooms including four double rooms and a further single bedroom, two modern bathrooms including en-suite and recently refitted family bathroom, superb large rear garden with patio area and stylish purpose built garden office/pod. Off-road parking only moments from the ever popular Burton Road with its array of bars, restaurants and local Metrolink.

There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Burton Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages. The Metrolink Stations on Burton Road and Lapwing Lane will provide easier access into Manchester City Centre and the Media City.



An Extended Semi Detached Property

Spacious Accommodation Over Three Floors

Boasting A Healthy 2185 Sq Ft

Five Good Sized Bedrooms And Two Bathrooms

Off Road Parking And A Large Private Rear Garden

Purpose Built Home Office/Summer House

Close To Burton Road, Didsbury High School And Metrolink

Entrance Hallway and Downstairs WC/Utility Room



GOULDEN ROAD | WEST DIDSBURY

We are pleased to introduce this superb semi-detached home which boasts spacious accommodation over three floors complemented by a large attractive rear garden.

The property has been enhanced and extended to provide the perfect family accommodation and comprises at ground floor level; entrance porch opening to a welcoming entrance hallway with useful downstairs wc and utility room, front sitting room with attractive bay window and feature fireplace, good-size separate living room with feature fireplace and French doors opening to the rear garden. A stylish extended recently refitted breakfast kitchen with Aga and doors to the rear garden completes the ground floor accommodation.

To the first floor there are four bedrooms including three double rooms which all boast attractive fitted wardrobes by the reputable Sharps and a further single bedroom/study. A refitted four piece family bathroom serves all four bedrooms.

To the second floor there is an impressive loft conversion incorporating a large principle double bedroom and contemporary en-suite bathroom.

Externally to the front there is a spacious driveway for off-road parking, gated side access which leads to the truly superb large rear garden, with decked patio area and a stylish purpose built home office/summer house which could be used for a variety of purposes.

The property is ideally located only moments from the ever popular Burton Road with its array of bars, restaurants, reputable Didsbury High school and local Metrolink.

DIRECTIONS

M20 4YF







IN FURTHER ACCOMMODATION THE ACCOMMODATION COMPRISES

GROUND FLOOR

PORCH

1.24m(4'1") x 2.46m(8'1")

ENTRANCE HALLWAY

6.07m(19'11") x 2.82m(9'3")

SITTING ROOM

5.38m(17'8") into bay x 3.71m(12'2")

LIVING ROOM

5.64m(18'6") into bay x 3.71m(12'2")

DINING KITCHEN

7.49m(24'7") x 2.97m(9'9")

DOWNSTAIRS WC/UTILITY ROOM

2.21m(7'3") x 1.45m(4'9")

FIRST FLOOR

LANDING

21'5 (6.53m) x 11'7 (3.53m)

BEDROOM 1

18'4 (5.59m) into bay x 12'2 (3.71m)

BEDROOM 3

14'3 (4.34m) into bay x 12'2 (3.71m)

BEDROOM 4

13'9 (4.19m) x 9'4 (2.84m)

BEDROOM 5

9'2 (2.79m) x 8'1 (2.46m)

BATHROOM

10'9 (3.28m) x 7'6 (2.29m)

BEDROOM 2

19'2 (5.84m) x 12'6 (3.81m)

EN-SUITE

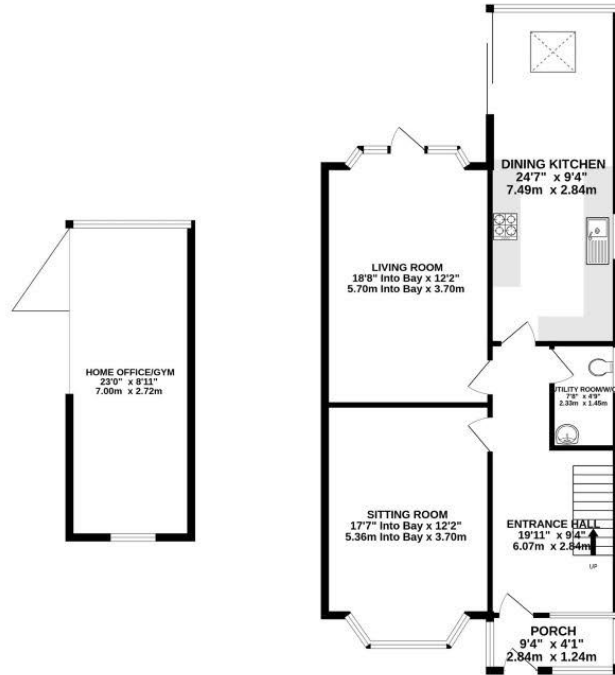
9'7 (2.92m) x 7'6 (2.29m)

OFFICE/GYM

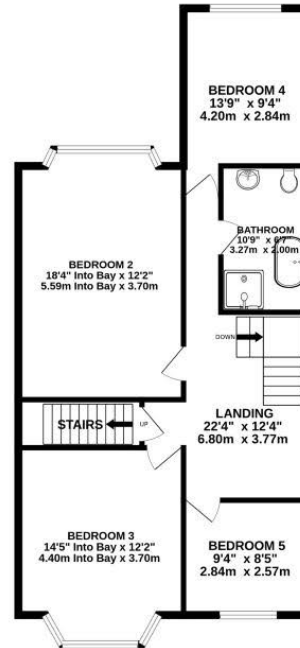
23'0 (7.01m) x 8'11 (2.72m)



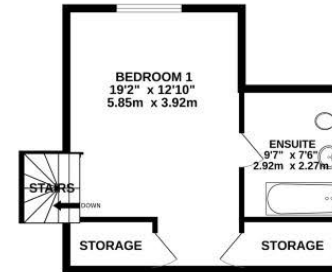
GROUND FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



1ST FLOOR
839 sq.ft. (77.9 sq.m.) approx.



2ND FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 2283 sq.ft. (212.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			
69-80	C			
55-68	D	58 D		70 C
39-54	E			
21-38	F			
1-20	G			



DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignehalman.co.uk

Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20 6RN

**GASCOIGNE
HALMAN**