



**GASCOIGNE  
HALMAN**

LANESIDE ROAD, EAST DIDSBURY

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THE AREAS LEADING ESTATE AGENT





## LANESIDE ROAD, EAST DIDSBURY

**£300,000.00**

A spacious three bedroom semi detached property located in a highly desirable residential area, close to local amenities and excellent transport links. Brought to the market with No Vendor Chain and requiring modernisation throughout, this property is ideal for any buyer looking to add their own stamp.

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.







Internally the property comprises of a welcoming entrance hallway with useful under stairs W/C. A fitted kitchen which access to the rear garden and a spacious light and airy living/dining room with dual aspect windows and a feature fireplace.

To the first floor there are three good sized bedrooms with two large doubles, a three piece fitted bathroom suite serves all three bedrooms.

Externally to the front there is off road parking and a lawned area with mature plants. A secure side gate provides access to the generous rear garden.

The property is offered to the market with No Vendor Chain.

## **DIRECTIONS**

M20 5PD

## **IN FURTHER DETAIL THE ACCOMMODATION COMPRISES**

### **ENTRANCE HALLWAY**

8'2 (2.49m) x 7'1 (2.16m)

### **LIVING/DINING ROOM**

18'2 (5.54m) x 10'8 (3.25m)

### **KITCHEN**

8'9 (2.67m) x 8'2 (2.49m)

### **BEDROOM 1**

9'6 (2.9m) x 10'8 (3.25m)

### **BEDROOM 2**

8'9 (2.67m) x 10'8 (3.25m)

### **BEDROOM 3**

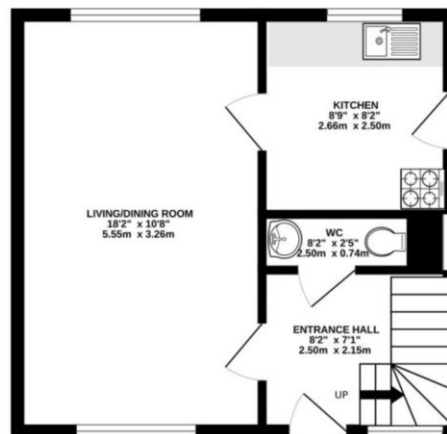
8'9 (2.67m) x 8'2 (2.49m)

### **BATHROOM**

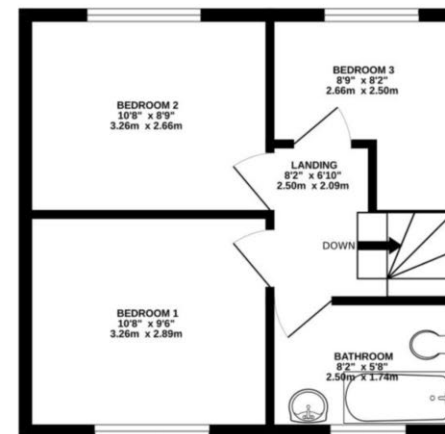
5'8 (1.73m) x 8'2 (2.49m)



GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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