



**GASCOIGNE
HALMAN**

Broxbourne Close, West Didsbury
£580,000.00

THE AREA'S LEADING ESTATE AGENCY



A superb and immaculately presented three bedroom semi-detached property still in its infancy situated on the impressive green walk development constructed by the reputable PJ Livesey Group boasting high specification accommodation throughout. Stylish kitchen with Neff appliances, Stunning open plan Living/dining room with bi-fold doors, bespoke luxury bathrooms, private south facing garden, under-floor heating, off-road parking, located close to West Didsbury Village and easy access to Manchester City centre.

Property details

- A modern semi detached property situated on the impressive Green Walk development
- Welcoming entrance hallway, modern downstairs wc and a useful storage cupboard
- Stunning open plan living/dining room and a stylish modern fitted kitchen
- Three generous sized bedrooms, en-suite shower room and a luxury family bathroom
- Off road parking and a private south facing rear garden
- Close to local amenities and excellent transport links



About this property

An outstanding three bedroom semi-detached property on the highly regarded Green Walk development constructed by PJ Livesey offering stylish accommodation with high specification fixtures and fittings.

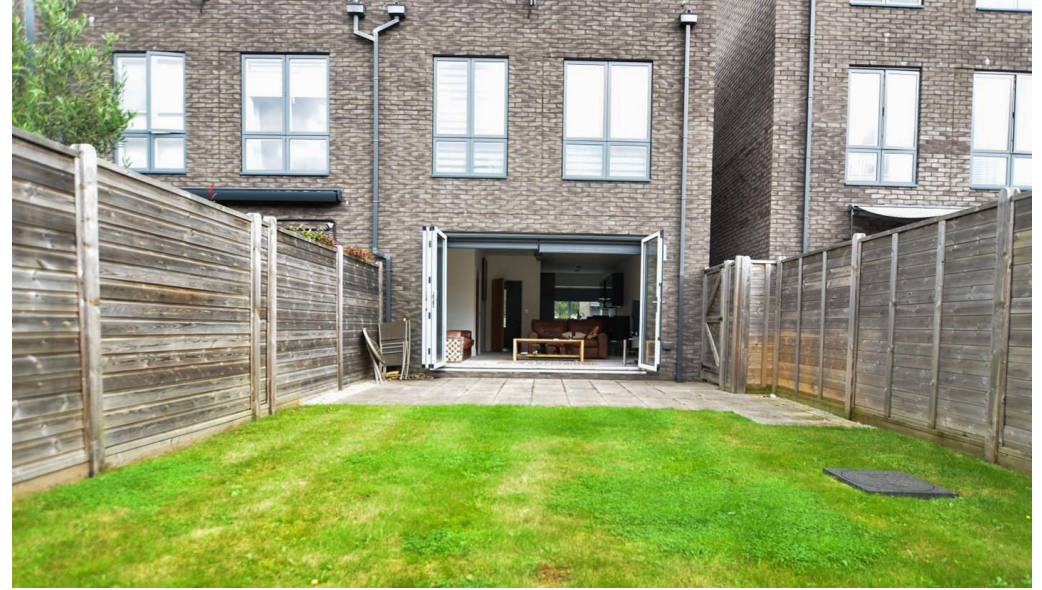
Internally the property comprises:- welcoming hallway with luxury wc and underfloor heating to both. Superb modern kitchen with integrated Neff appliances, upgraded electric induction hob, Quooker hot tap and underfloor heating. Impressive open-plan living dining room which enjoys Bi-fold doors opening to the rear garden.

To the first floor there are three bedrooms, two having been upgraded to the premium specification with luxury carpets, fitted wardrobes and the master enjoying a stunning en-suite shower room. In addition to the first floor there is a contemporary bespoke stylish bathroom.

Externally the property offers a double driveway, gated side access which leads to a good-size private South facing garden. The property comes with a 10 year premier guarantee.







DIRECTIONS

M20 2NP

COUNCIL TAX BAND

E

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

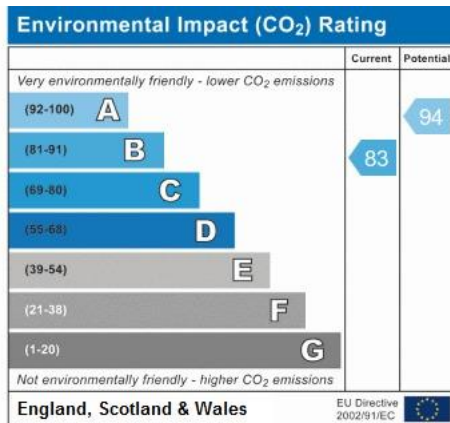
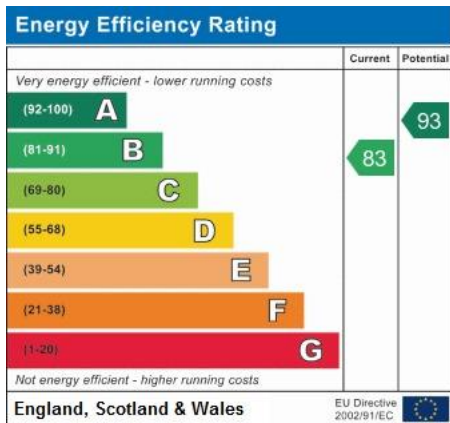
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

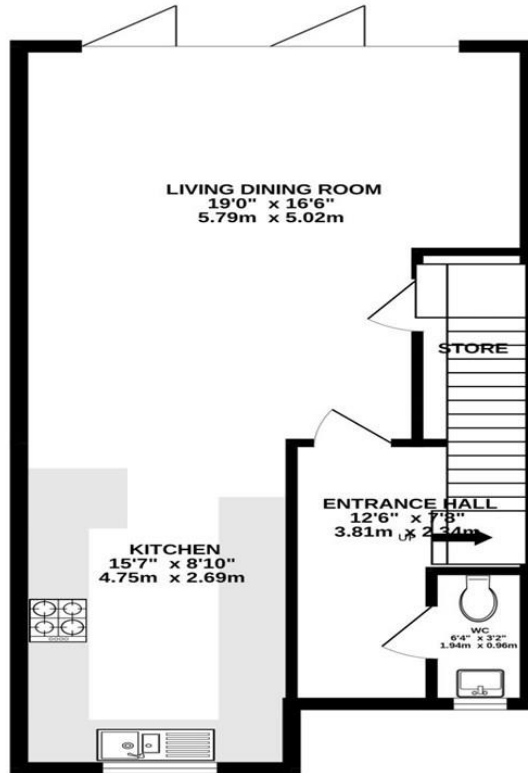
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

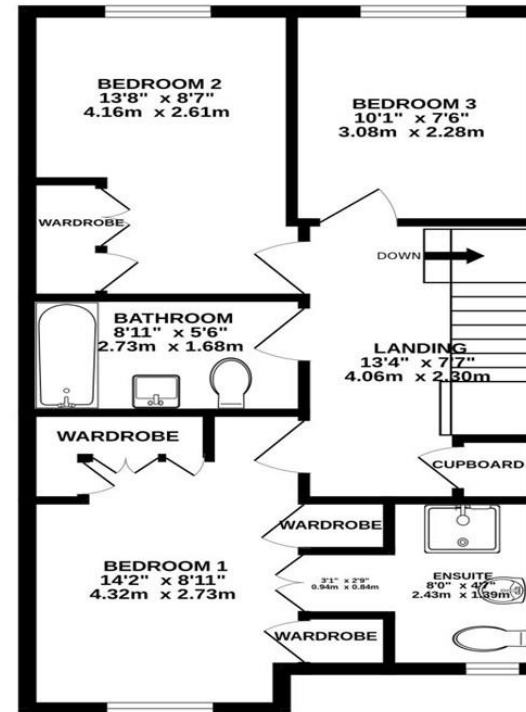
No

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.

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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