



**GASCOIGNE
HALMAN**

Fordbank Road, Didsbury
£710,000.00

THE AREA'S LEADING ESTATE AGENCY



An immaculate and well presented extended bay fronted semi detached property located only moments from Didsbury Village and close to excellent transport links. Having been extended by the current owners, the property measures a highly impressive SQFT and boasts well appointed accommodation throughout. Boasting stylish fittings and is ideal for any buyer looking for a turn key property.

Property details

- A Superb Bay Fronted Extended Semi Detached Property
- Measuring a Highly Impressive SQFT
- Bay Fronted Living Room and a Stunning Modern Open Plan Living/Dining Kitchen
- Four Good Sized Double Bedrooms and a Stylish Four Piece Bathroom Suite
- Entrance Hall, Downstairs W/C and Utility Room
- Off Road Parking and a Private Rear Landscaped Garden
- Close to Didsbury Village and Excellent Transport Links
- Internal Viewing Highly Recommended



About this property

Internally the property comprises of an extended and spacious entrance hallway with downstairs W/C, a bay fronted living room with attractive log burning stove and a generous modern open plan family area/dining kitchen. The Kitchen boasts an array of integrated appliances, whilst the family/dining room benefits from sky lights and bi-fold doors which overlook the rear garden. A utility room completes the ground floor.

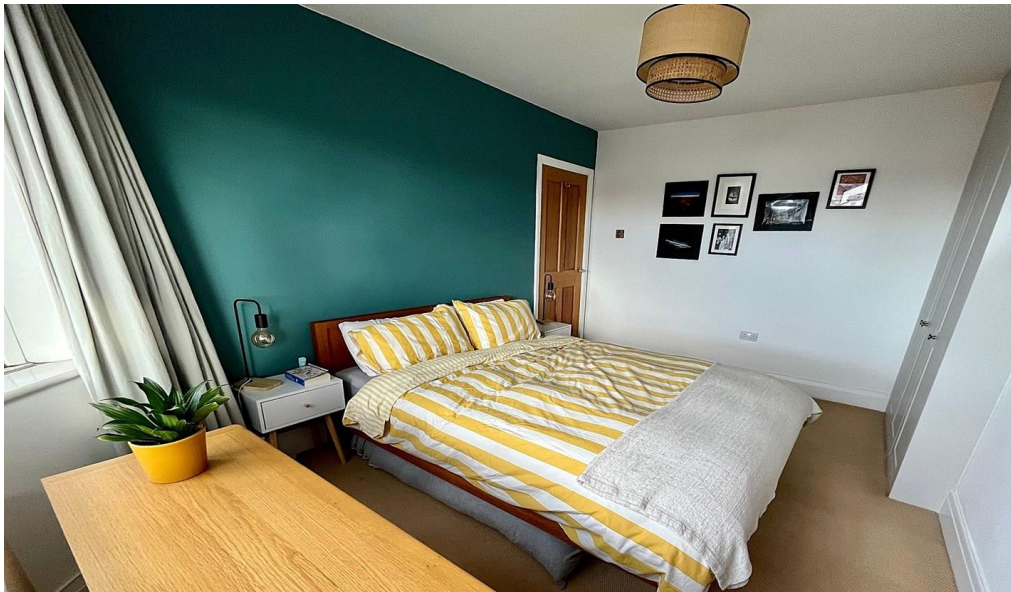
To the first floor there are four excellent sized double bedrooms, the principle bedrooms boasts a bay fronted window. A stylish four piece bathroom suite serves all four bedrooms.

Externally to the front there is off road parking for multiple vehicles, a secure gate provides access to the rear private landscaped garden with mature borders and fenced boundaries.

Located only a short stroll from Didsbury Village and close to excellent transport links.













DIRECTIONS

M20 2TH

COUNCIL TAX BAND

D

TENURE

Freehold

SERVICES (NOT TESTED)

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

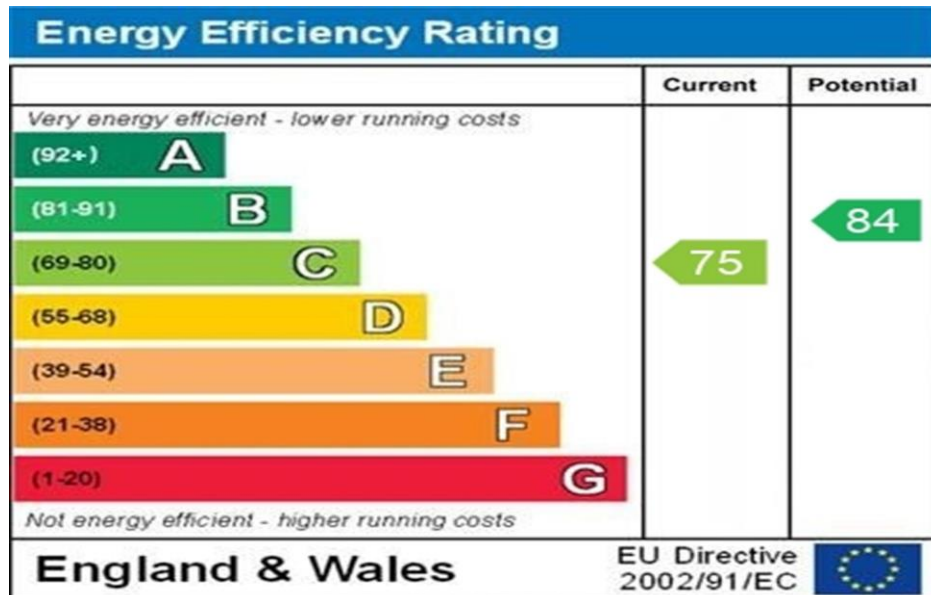
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

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

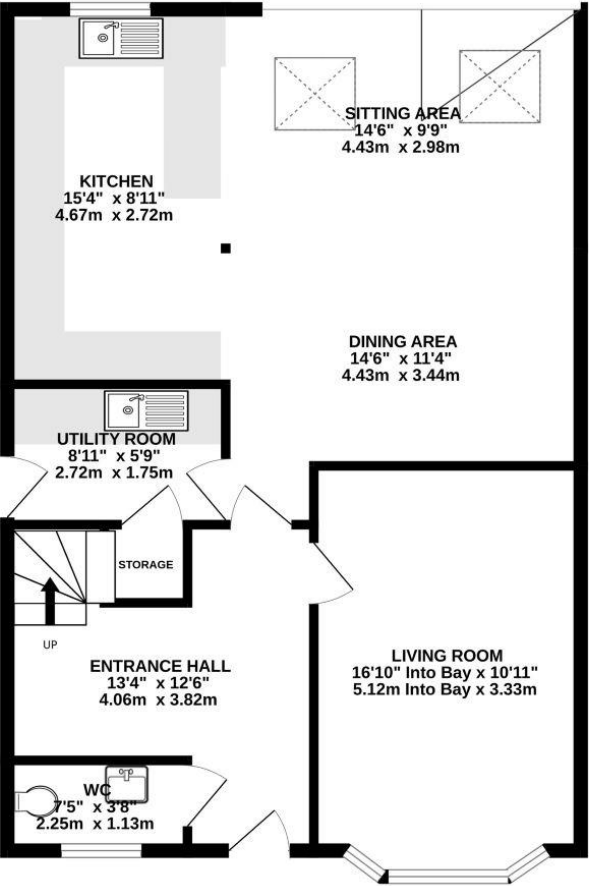
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

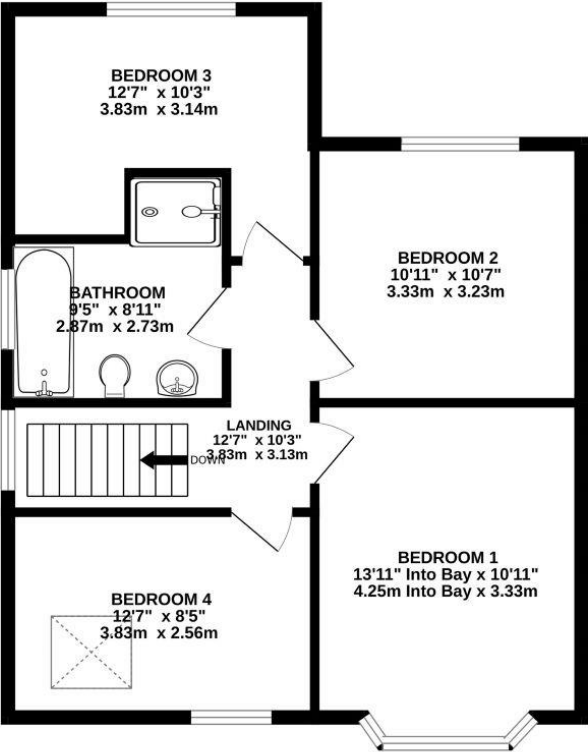
No

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
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.





THE AREA'S LEADING ESTATE AGENCY

0161 445 7474 didsbury@gascoignehalman.co.uk
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

6RN