



**GASCOIGNE
HALMAN**

Mersey Crescent, West Didsbury
£365,000.00

THE AREA'S LEADING ESTATE AGENCY



A rare opportunity to purchase a well-presented and spacious bay fronted semi-detached property, occupying a large corner plot with gardens to all three sides. Located in a highly sought after area and within walking distance to the popular Burton Road with its array of bars, restaurants and excellent transport links. The property has been completely refurbished by the current owners and is ideal for first time buyers, young families and investors alike.

Property details

- A Spacious and Immaculate Bay Fronted Semi Detached Property
- Situated on a Corner Plot with Gardens to all Three Sides
- Bay Fronted Living Room, Modern Open Plan Dining Kitchen and Downstairs W/C
- Three Good Sized Bedrooms with Fitted Wardrobes and a Three Piece Contemporary Shower Room
- Private Rear Westerly Facing Garden, Detached Garage and Off Road Parking for Multiple Vehicles
- Located in a Highly Sought After Area, Close to Burton Road with its Array of Bars, Restaurants and Excellent Transport Links



About this property

Internally the property comprises: an entrance hallway and a bay fronted living room with a feature fireplace and built in shelving; a modern fitted dining kitchen with integrated appliances. A downstairs W/C with built-in cabinets and a useful storage cupboard with plumbing for a washing machine complete the ground floor.

To the first floor there are three good sized bedrooms; all bedrooms benefit from and boast bespoke built-in wardrobes, and a contemporary three-piece shower room serves all three bedrooms.

Externally the property is located on a corner plot with gardens to all three sides. The front of the property is gated with a well maintained lawned area. The side of the property offers off-road parking for multiple vehicles as well as a sizeable garage fitted with lighting and electrics. At the rear is a private landscaped westerly facing garden.

There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. There is also a local 24-hour convenience store 3 mins walk from the front doorstep. 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 Princess Road (4 minutes walk to the bus stop). 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 Station on Burton Road will provide easier access into Manchester City Centre and Media City.







DIRECTIONS

M20 2YJ

COUNCIL TAX BAND

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TENURE

Freehold

SERVICES (NOT TESTED)

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

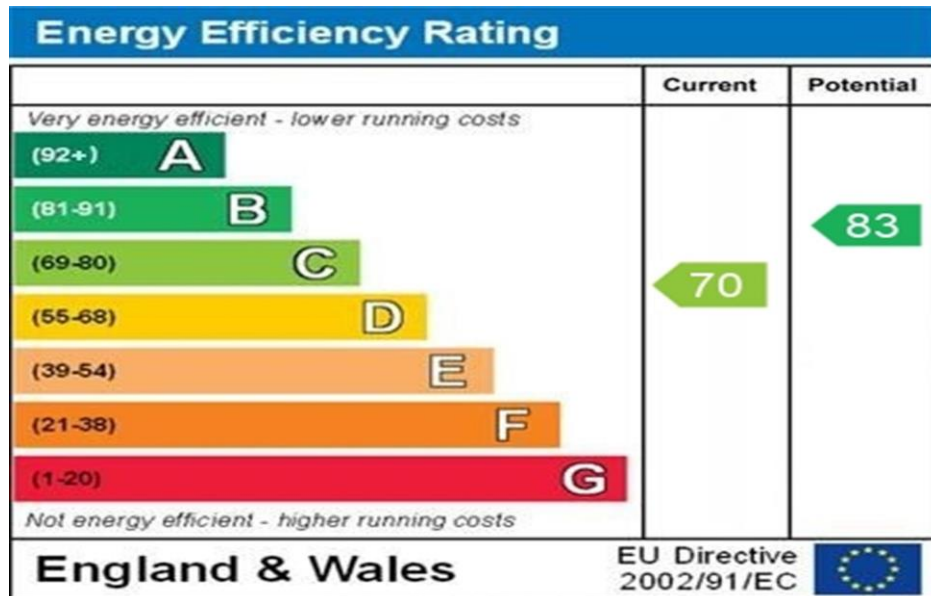
LOCAL AUTHORITY

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

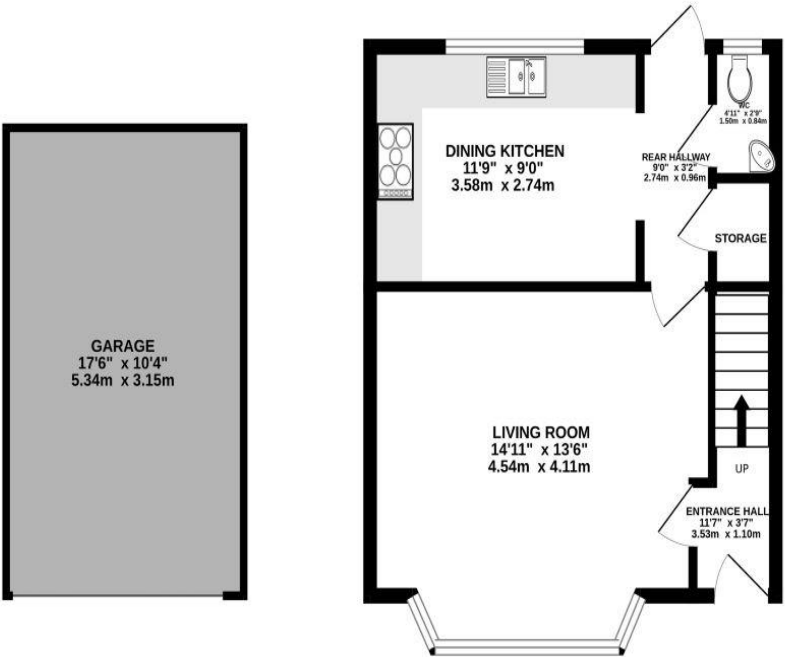
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

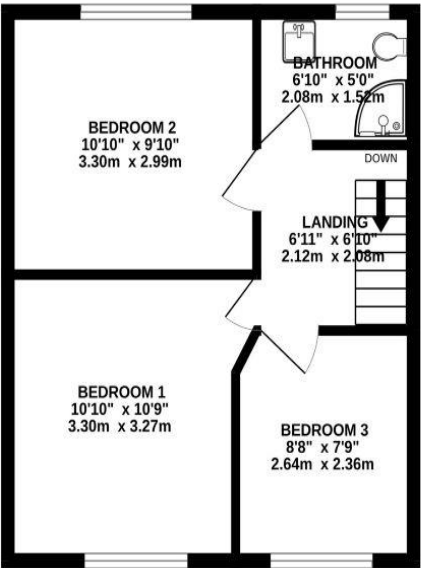
No

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GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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