



**GASCOIGNE  
HALMAN**

Clyde Road, Didsbury  
**Offers Over £800,000**

THE AREA'S LEADING ESTATE AGENCY







A stunning double fronted Edwardian bay fronted period semi detached property which measures an impressive 3623 (SQ FT) over four floors. The property is ideally located within the Albert Park conservation area of West Didsbury, close to West Didsbury and Burton Road with its array of bars, restaurants and excellent transport links. Retaining a wealth of charming original period features and character throughout.

## Property details

- A Spacious and Well Presented Double Fronted Edwardian Semi Detached Property
- Bay Fronted and Measuring an Impressive 3623 SQ FT over Four Floors
- Three Large Reception Rooms and Two Modern Fitted Kitchens
- Six Stunning Double Bedrooms and Three Contemporary Bathroom Suites
- Useful Cellars, Off Road Parking and a Charming Westerly Facing Rear Garden
- Located Close to Burton Road with its Array of Bars, Restaurants and Excellent Transport Links



## About this property

The wonderfully proportioned living space in outline comprises: a welcoming entrance hallway with stained glass door, Three excellent light and airy reception rooms, with a stunning open plan bay fronted dining/living kitchen. A contemporary three piece bathroom suite completes the ground floor accommodation.

To the first floor there are two spacious double bedrooms with the principle bedroom boasting a bay fronted window and a feature fireplace with wood burning stove, whilst the second bedroom also boasts a further feature fireplace. A modern fitted kitchen with a further feature fireplace. A three piece shower room serves both bedrooms.

To the second floor there are a further three good sized double bedrooms with a contemporary five piece bathroom suite which serves all three bedrooms. Three cellar chambers provide additional storage and offer access to the rear garden.

A ducted, humidity controlled, continuous mechanical ventilation system serves all bathrooms, kitchen areas and the cellar laundry.

Externally to the front there is a large driveway for multiple vehicles and a mature garden. Access to the rear is via a gate to the side of the property where you are met by a charming and mature rear Westerly facing private garden.

























## DIRECTIONS

M20 2WJ

## 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

Ask Agent

## 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

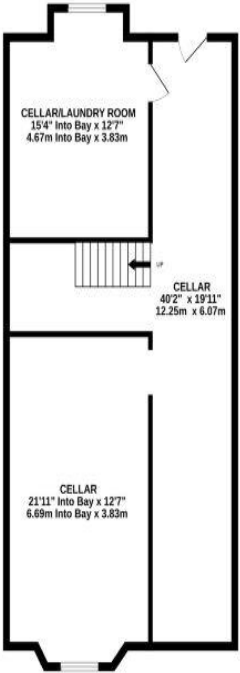
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

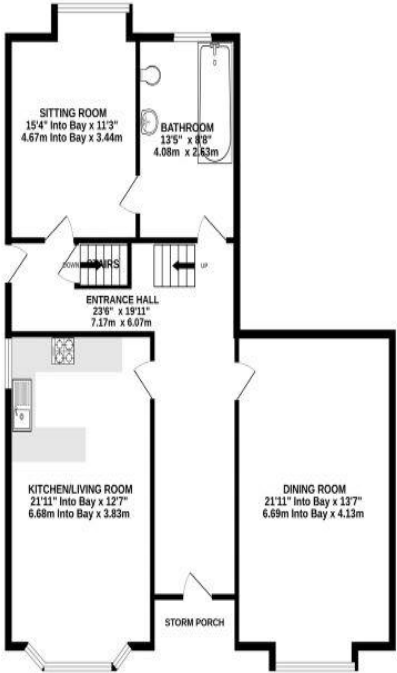
NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (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.



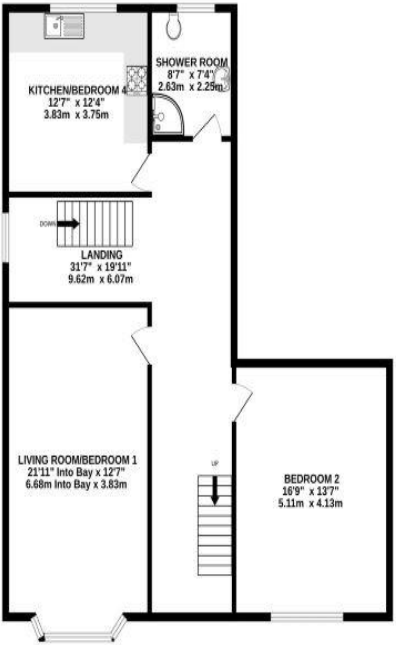
BASEMENT  
823 sq.ft. (76.4 sq.m.) approx.



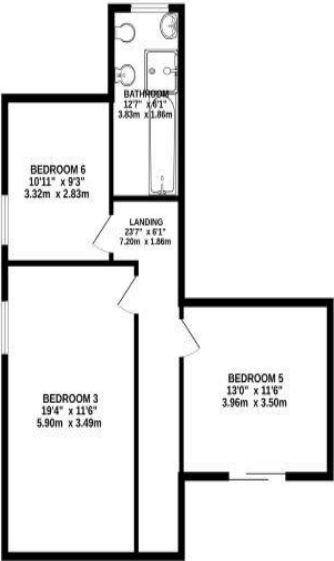
GROUND FLOOR  
1112 sq.ft. (103.4 sq.m.) approx.



1ST FLOOR  
1037 sq.ft. (96.4 sq.m.) approx.



2ND FLOOR  
851 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 3623 sq.ft. (336.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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