



**GASCOIGNE
HALMAN**

Crandon Drive, East Didsbury
Offers Over £400,000

THE AREA'S LEADING ESTATE AGENCY



A well appointed, spacious and tastefully extended bay fronted three double bedroom semi detached property located on a quiet cul-de-sac but in close proximity to excellent transport links and local amenities. Having been extended and refurbished by the current owners throughout, this property boasts a wealth of stylish fittings and must be viewed to appreciate the immaculate accommodation on offer. No vendor chain.

Property details

- A Stunning and Tastefully Extended Bay Fronted Semi Detached Property
- Boasting Stylish and Immaculate Presentation Throughout
- Measuring a Highly Impressive 1070 SQ FT, No Vendor Chain
- Bay Fronted Living Room and a Spectacular Modern Open Plan Dining Kitchen
- Three Good Sized Double Bedrooms and Refitted Three Piece Bathroom Suite
- Off Road Parking and a Landscaped Rear South Facing Garden



About this property

The property comprises of an entrance vestibule which leads to the entrance hallway with useful under stairs storage cupboard. A bay fronted living room with a feature fireplace and newly installed vinyl flooring throughout the entire ground floor opens on to the rear extended dining kitchen which benefits from bi-fold doors overlooking the rear South facing garden, attractive skylights, modern fitted kitchen with an array of integrated Bosch, Hotpoint appliances and porcelain worktops. A utility room and W/C complete the ground floor.

The current owners have extended the first floor to offer three large double bedrooms, the principle bedrooms benefits from a further bay fronted window. A recently refitted three piece stylish bathroom suite serves all three bedrooms.

Externally to the front there is off road parking for multiple vehicles, a gate leads to the rear landscaped South facing garden. Located on a quiet cul-de-sac and close to everything Didsbury has to offer.









DIRECTIONS

M20 5WL

COUNCIL TAX BAND

B

TENURE

Freehold

SERVICES (NOT TESTED)

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

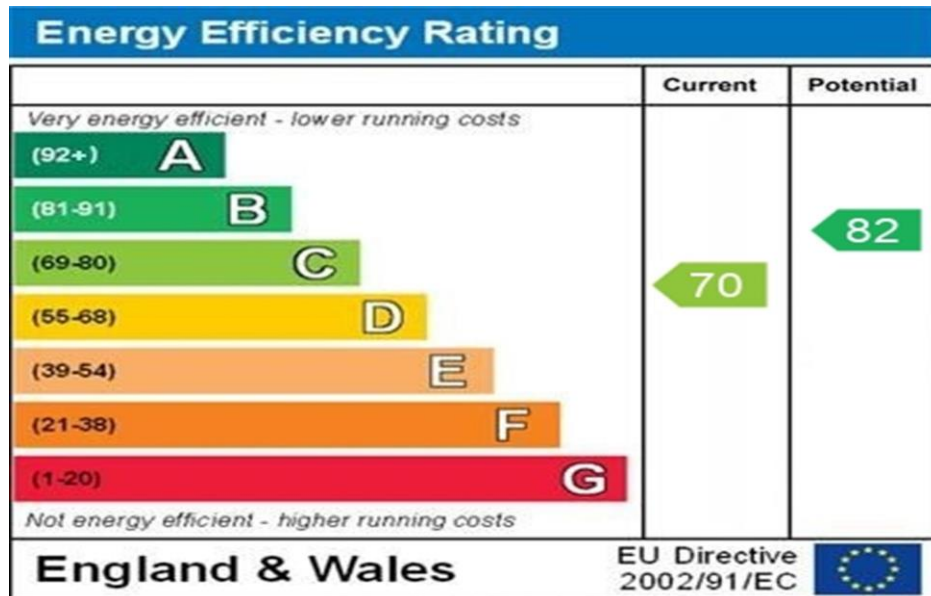
LOCAL AUTHORITY

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 cabinet

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

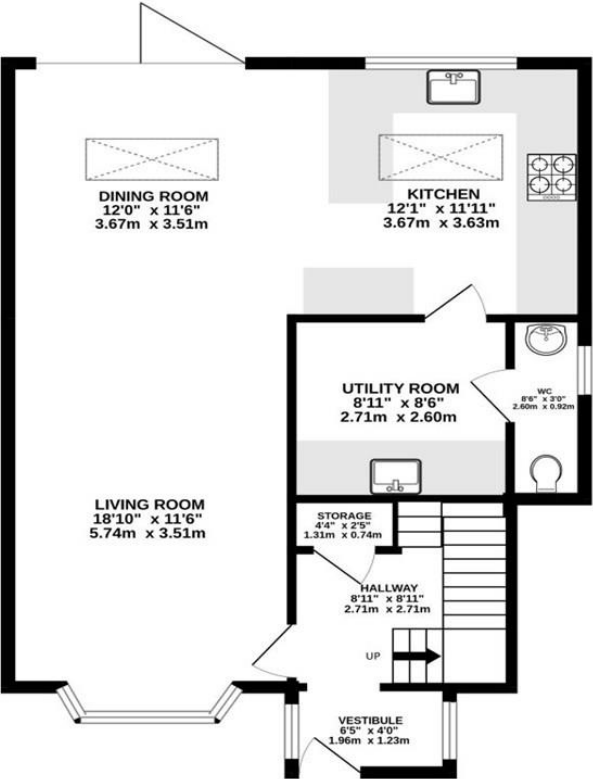
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

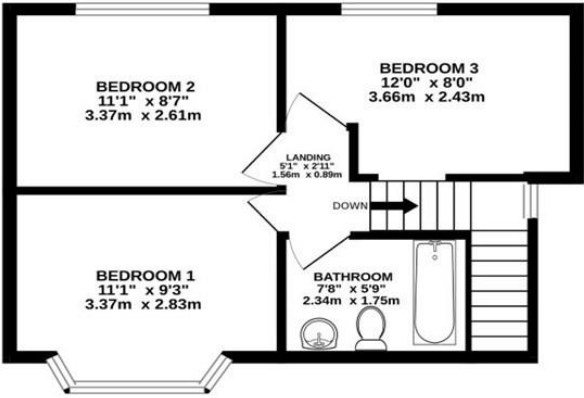
No

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GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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