



**GASCOIGNE
HALMAN**

Tanfield Road, East Didsbury
£365,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and extended bay fronted semi detached property. Measuring a highly impressive 877 SQFT and located in one of Didsbury most sought after residential areas. Two reception rooms, conservatory, kitchen, three bedrooms and a shower room. Appealing to a wide range of buyers and situated close to Didsbury village, local amenities and excellent transport links.

Property details

- A Spacious and Extended Bay Fronted Semi Detached Property
- Measuring an Impressive 877 SQ FT
- Bay Fronted Living Room, Light and Airy Dining Room and Modern Fitted Kitchen
- Three Good Sized Bedrooms and a Three Piece Shower Room
- Off Road Parking and a Westerly Facing Garden
- Close to Local Amenities and Excellent Transport Links



About this property

In brief the property comprises of, a porch leading to an entrance hallway, a bay fronted living room with a feature fireplace, a recently refitted modern kitchen with integrated appliances. A light and airy dining room boasting a further feature fireplace. A large conservatory overlooking the Westerly facing garden completes the ground floor.

To the first floor there are three good sized bedrooms, the primary bedroom benefits from built in wardrobes, whilst bedroom two boasts a bay fronted window. A three piece shower room serves all three bedrooms.

Externally to the front there is off road parking. A secure gate provides access to the rear landscaped Westerly facing garden. The property offers huge potential for any buyer to extend and add value (STPP).





DIRECTIONS

M20 5GF

COUNCIL TAX BAND

C

TENURE

Leasehold

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?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

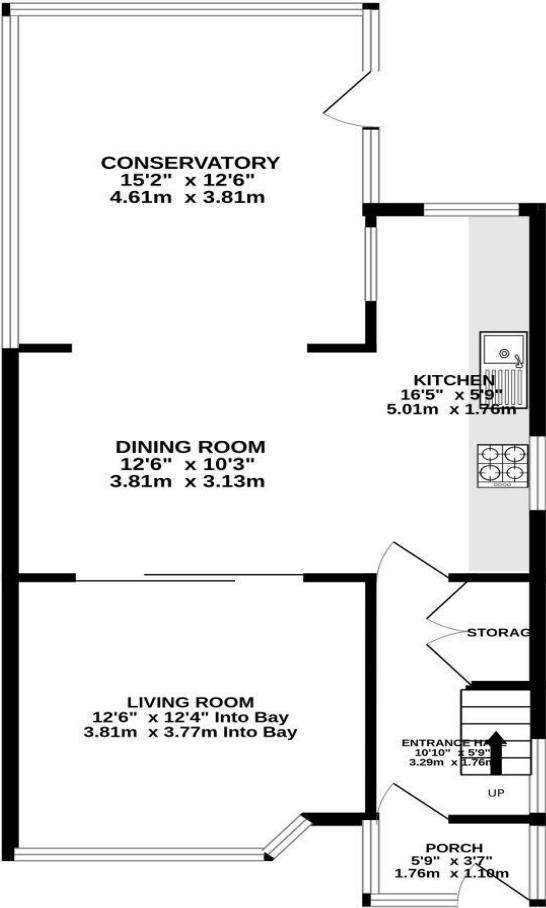
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

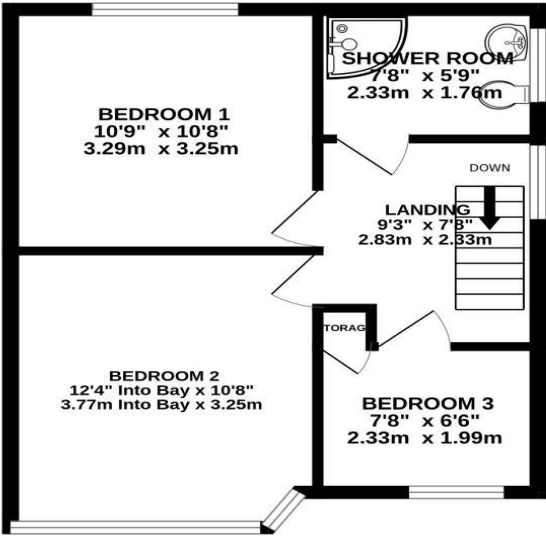
Ask Agent

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GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.





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

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