



**GASCOIGNE
HALMAN**

Rushton Street, Didsbury
£400,000.00

THE AREA'S LEADING ESTATE AGENCY



An attractive and well presented bay fronted, period mid terrace property, boasting a wealth of features and benefiting from immaculate accommodation. Measuring an impressive 993 SQ FT. Located on a quiet cul-de-sac in the heart of Didsbury village and only a short stroll from excellent transport links the high street and Didsbury Park, this property is ideal for first time buyers and investors alike.

Property details

- An Attractive Period Bay Fronted Mid Terrace Property
- Measuring an Impressive 993 SQ FT
- Light and Airy Living Room, Large Dining Room and Modern Fitted Kitchen
- Two Good Sized Double Bedrooms and a Stylish Four Piece Bathroom Suite
- Attractive Frontage and Walled Courtyard Private Garden
- Located in the Heart of Didsbury Village and close to all Local Amenities, Excellent Transport Links and Didsbury Park



About this property

The accommodation comprises of an entrance hall with stairs rising to the first floor. There is a light and spacious living room to the front of the property with corniced ceilings and a large bay window with plantation shutters. The living room opens on to the rear large dining room. A modern fitted kitchen which provides access to the rear garden completes the ground floor.

To the first floor there are two good sized double bedrooms, the principal bedroom benefits from shelves and hanging rails. A stylish four piece bathroom suite serves both bedrooms.

Externally the property is located in the centre of Didsbury village and only moments from excellent transport links, local amenities and Didsbury Park, whilst to the rear there is a walled courtyard private garden.

Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. The Metrolink is only a 4 minute walk from the property. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks.

Local schooling is excellent. Didsbury has several primary schools including Beaver Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parrs Wood High School.







DIRECTIONS

M20 6RP

COUNCIL TAX BAND

C

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

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

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

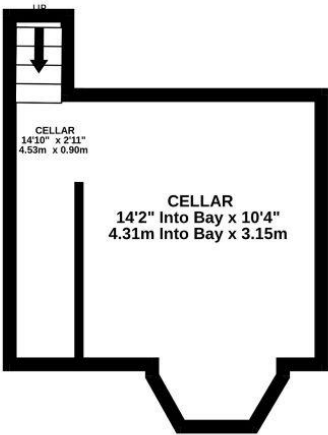
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

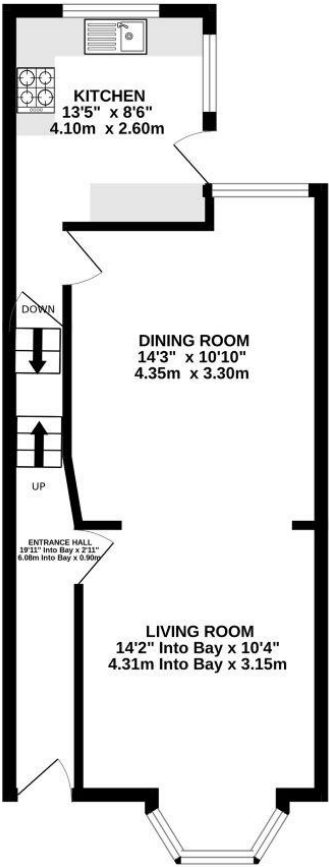
Ask Agent

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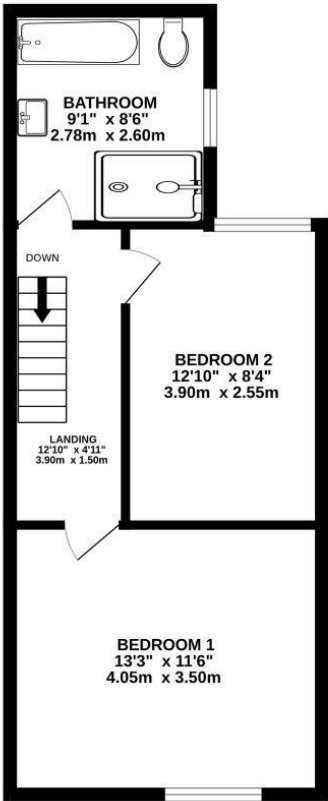
BASEMENT LEVEL
173 sq.ft. (16.1 sq.m.) approx.



GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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