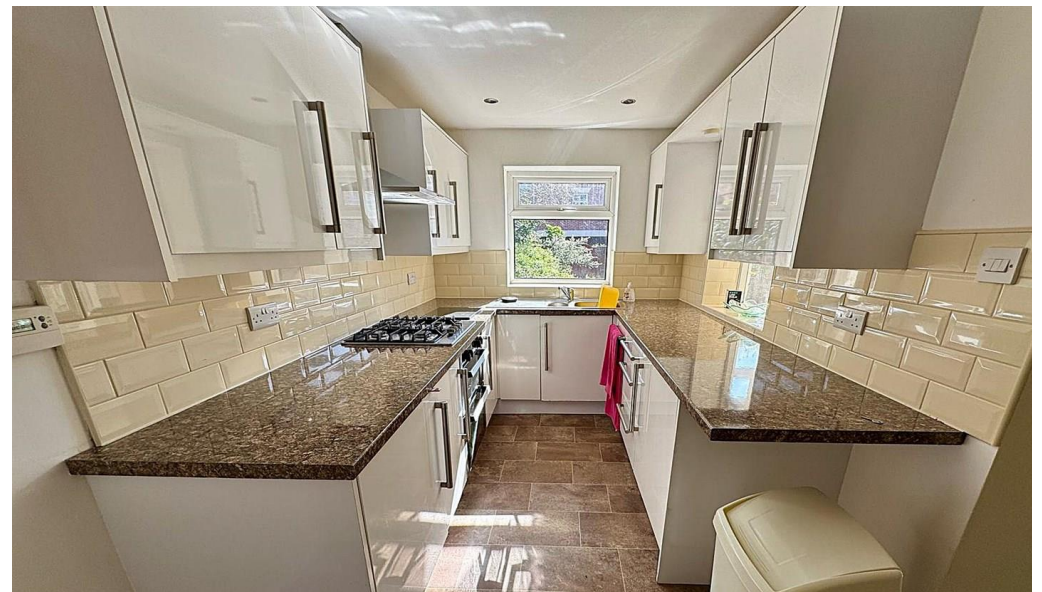




**GASCOIGNE
HALMAN**

Churchwood Road, Didsbury
£600,000.00

THE AREA'S LEADING ESTATE AGENCY



A superb bay fronted Victorian mid terrace property located in the heart of Didsbury and only a short stroll away from excellent transport links and all the amenities the village has to offer. Measuring a highly impressive 1410 SQFT over four floors and boasting an array of features throughout. No vendor chain.

Property details

- A Bay Fronted Victorian Mid Terrace Property
- Measuring An Impressive 1410 SQ FT
- Spacious Living Room, Light and Airy Dining Room, Modern Fitted Kitchen and Conservatory
- Four Double Bedrooms and Two Contemporary Bathroom Suites
- Generous Rear Garden. No vendor chain.
- Located in the Heart of Didsbury and Only Moments From All Amenities and Excellent Transport Links



About this property

Internally the property comprises of, an entrance hallway, a bay fronted living room with a feature fireplace. A spacious dining room with a further feature fireplace. The dining room leads to a modern fitted kitchen and a conservatory overlooking the rear garden.

To the first floor there are two excellent double bedrooms, a three piece contemporary bathroom suite serves both bedrooms.

Stairs lead to the second floor where there is a further two double bedrooms. A three piece fitted bathroom serves both bedrooms.

Externally the property boasts an attractive gated frontage, whilst to the rear there is a generous garden with walled boundaries.

Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or 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. Didsbury Tram Station is within a 6 minute walk.

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 6TZ

COUNCIL TAX BAND

D

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

Copper wire

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

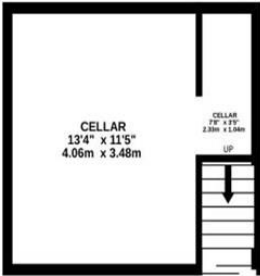
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

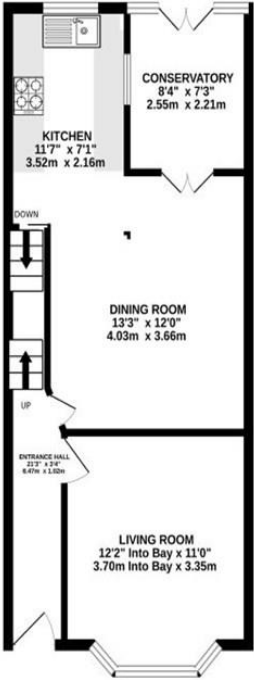
No

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.

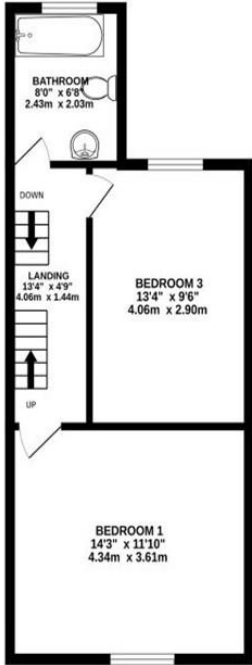
BASEMENT
197 sq ft. (18.3 sq m.) approx.



GROUND FLOOR
473 sq ft. (43.9 sq m.) approx.



1ST FLOOR
411 sq ft. (38.2 sq m.) approx.



2ND FLOOR
328 sq ft. (30.5 sq m.) approx.



TOTAL FLOOR AREA : 1410 sq.ft. (131.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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