



**GASCOIGNE
HALMAN**

Tanfield Road, East Didsbury
£375,000.00

THE AREA'S LEADING ESTATE AGENCY



A superb and immaculately presented bay fronted extended semi detached property located in a highly sought after residential area, close to excellent transport links and all local amenities. Boasting modern fittings throughout and a potential for buyers to extend and add value (STPP). The property is also situated only moments from Fletcher Moss Park and scenic views.

Property details

- An Extended Bay Fronted Semi Detached Property
- Bay Fronted Living Room, Generous Dining Room and Modern Fitted Kitchen
- Three Good Sized Bedrooms and a Three Piece Bathroom Suite
- Off Road Parking and a Westerly Facing Rear Garden
- Close to Local Amenities, Excellent Transport Links and Fletcher Moss Park
- Internal Viewing Highly Recommended



About this property

Internally the property comprises of; a storm porch leading to an entrance hallway, a bay fronted living room, a generous dining room with access to a useful under stairs storage cupboard. A modern fitted kitchen overlooking the Westerly facing garden, completes the ground floor.

To the first floor there are three bedrooms, with two good sized doubles and one single. The principal bedroom boasts built in wardrobes, whilst bedroom two benefits from a bay fronted window. A stylish three piece bathroom suite serves all three bedrooms. There is a boarded loft with ladder access for additional storage.

Externally to the front there is off road parking for multiple vehicles, a secure gate provides access to the rear Westerly facing landscaped garden with fenced boundaries, lawn and patio area.

There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Kingsway (A34) or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of Parrswood High School.









DIRECTIONS

M20 5GF

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.

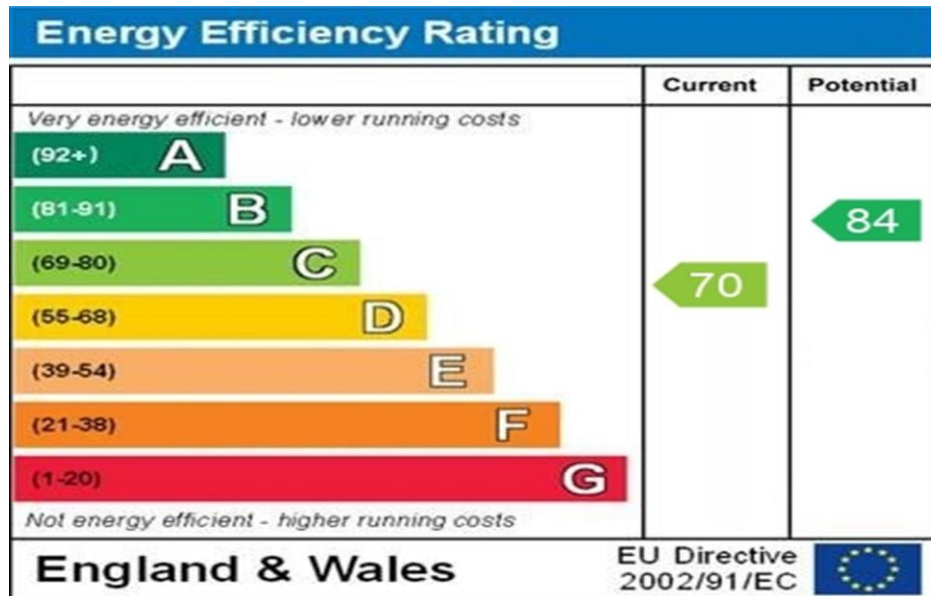
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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

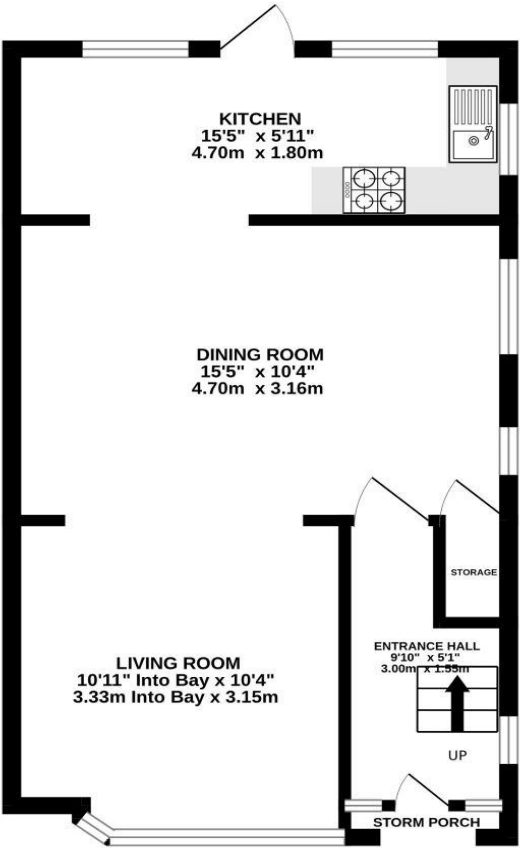
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

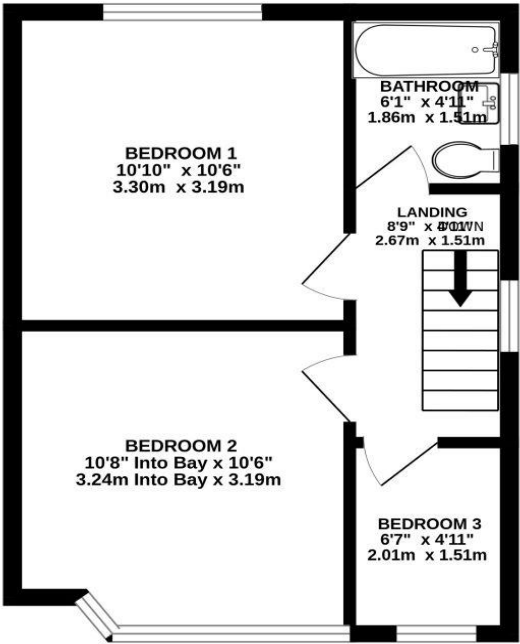
No

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GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.4 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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