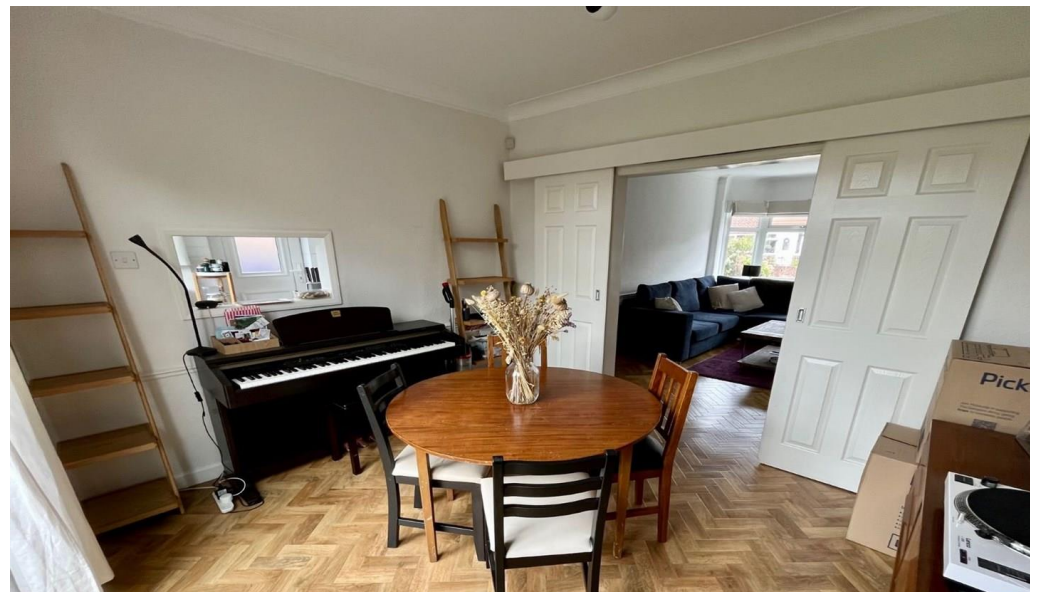




**GASCOIGNE
HALMAN**

Broughville Drive, East Didsbury
£475,000.00

THE AREA'S LEADING ESTATE AGENCY



A well-presented bay fronted semi detached property located on a highly desirable road within walking distance to Didsbury Village and excellent transport links. Boasting a healthy 1006 sq ft the property offers two reception rooms, three generous bedrooms, modern fitted kitchen, fitted bathroom with separate W/C, large and private rear Westerly facing garden and off-road parking. Bags of potential to extend and enhance (STPP). Perfect for those looking to add their own 'stamp' and add value accordingly. Offered with No Vendor Chain.

Property details

- A Spacious Bay Fronted Semi Detached Property Located in a Highly Desirable Location
- Two Large Reception Rooms and a Modern Fitted Kitchen
- Three Good-Sized Bedrooms, Bathroom and Separate W/C
- Off Road Parking and a Large Rear Westerly Facing Private Garden
- Close to Local Amenities, Reputable Schools and Excellent Transport Links
- Offered with No Vendor Chain



About this property

The property internally boasts a healthy 1006 sq ft and comprises; a welcoming entrance hallway with useful under stairs storage, living room with bay-window, separate living room which enjoys french doors opening to the rear garden and a modern fitted kitchen completes the ground floor living.

To the first floor there are three good-size bedrooms. All bedrooms are served by a fitted bathroom and separate W/C.

Externally the property occupies a generous plot with off-road parking to the front, a detached garage to the side of the property and a large superb rear Westerly facing garden which offers ample space for extending the property (STPP). Offered to the market with No Vendor Chain.

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 5WH

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.

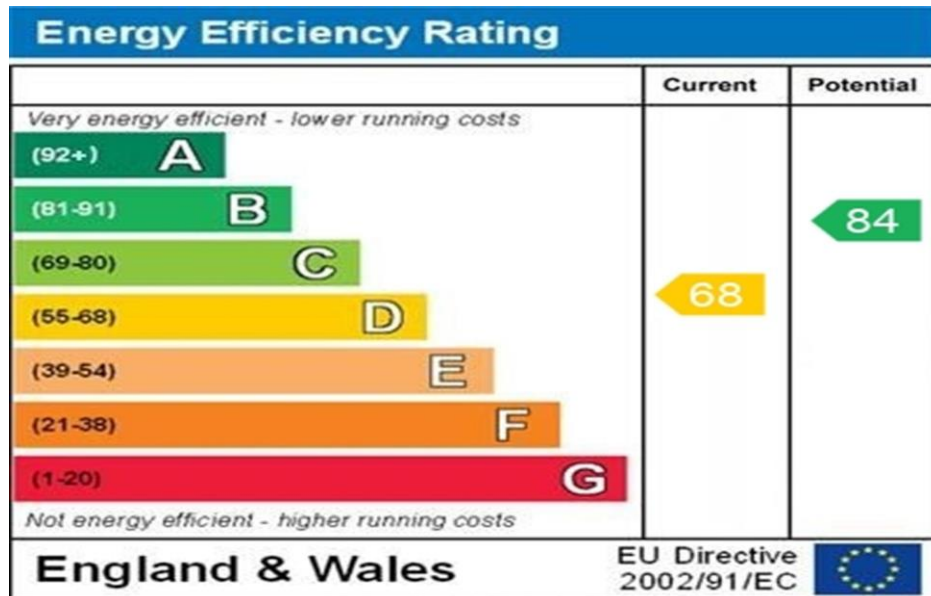
LOCAL AUTHORITY

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

Cable

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

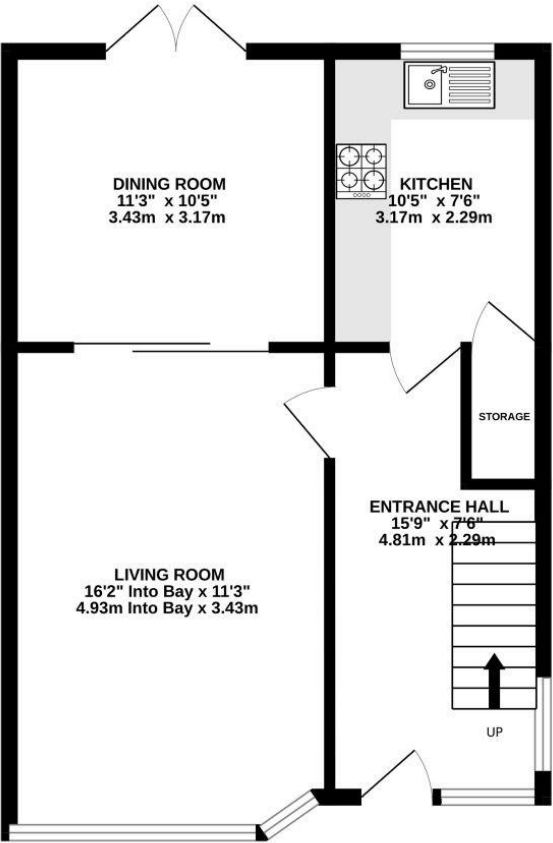
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

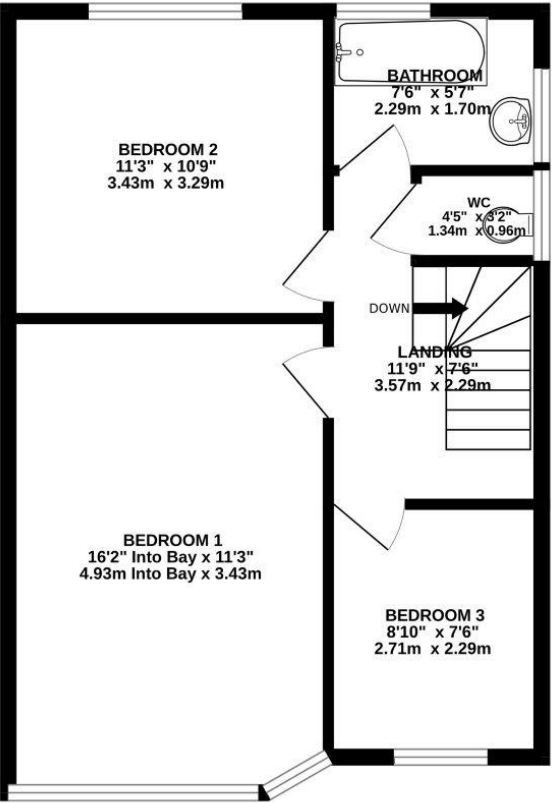
No

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GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.





THE AREA'S LEADING ESTATE AGENCY

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