



**GASCOIGNE  
HALMAN**

Winwood Road, East Didsbury  
**£375,000.00**

THE AREA'S LEADING ESTATE AGENCY





A well appointed and spacious semi detached property boasting modern fittings and a stylish finish throughout. Located in a highly sought after residential area and situated only moments from excellent transport links and local amenities. Measuring an impressive 913 SQ FT of extended accommodation, this property is perfect for a wide range of buyers.

## Property details

- A Spacious and Well Presented Semi Detached Property
- Measuring an Impressive 913 SQ FT of Extended Accommodation
- Light and Airy Living Room, Modern Fitted Kitchen and Dining Room
- Three Good Sized Bedrooms and Contemporary Bathroom Suite
- Off Road Parking and Westerly Facing Rear Garden with Detached Garage
- Close to Excellent Transport Links and Local Amenities





## About this property

Internally the property comprises of a welcoming entrance hallway, a large light and airy living room with an attractive feature fireplace. An extended modern fitted kitchen and a dining room with french doors leading out to the rear garden.

To the first floor there are three good size bedrooms with the primary bedroom benefitting from built in wardrobes. A contemporary three piece bathroom suite serves all three bedrooms.

Externally to the front there is off road parking and mature lawned area. To the rear there is a Westerly facing garden with a detached garage.

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 5PE

## 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

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

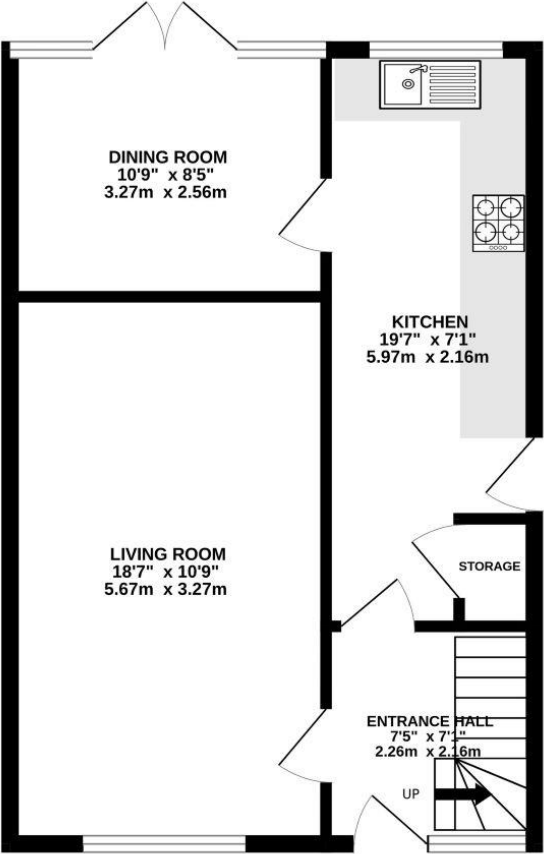
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

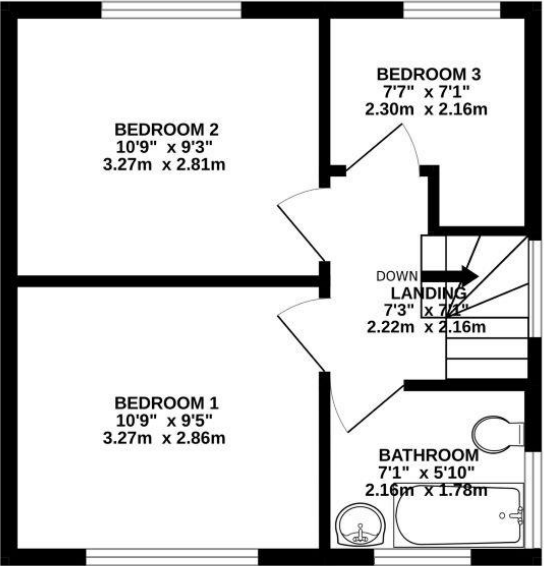
NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (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.



GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.







THE AREA'S LEADING ESTATE AGENCY

0161 445 7474 [didsbury@gascoignehalman.co.uk](mailto:didsbury@gascoignehalman.co.uk)  
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

6RN