



**GASCOIGNE
HALMAN**

Darley Avenue, West Didsbury
Offers Over £750,000

THE AREA'S LEADING ESTATE AGENCY



A spectacular and immaculately presented bay fronted Edwardian semi detached property which offers stunning living accommodation over three floors. The property measures a highly impressive 2485 SQ FT. The property boasts an array of stunning features throughout, such as fireplaces, fitted alcoves and is located in a highly attractive and sought after residential area. Located in the catchment area for popular local schools, close to scenic tree lined walks and Burton Road with its array of bars, boutiques, restaurants and excellent transport links. Off road parking to the front and a landscaped rear garden. Offered to the market with No Vendor Chain.

Property details

- A Spectacular and Immaculately Presented Edwardian Semi Detached Property
- Measuring An Impressive 2485 SQ FT Over Three Floors With Fully Converted Cellars
- Bay Fronted Living Room with Stunning Features and a Modern Family Dining Kitchen
- Four Excellent Size Double Bedrooms and Two Stylish Bathroom Suites
- Off Road Parking and a Landscaped Rear Private Garden
- Located Close to Scenic Tree Lined Walks and the Ever Popular Burton Road and Offered to the Market with No Vendor Chain



About this property

Internally the property comprises of: a welcoming entrance hallway with under stairs access to the converted cellars. a charming bay fronted living room with a feature fireplace. A rear open plan modern dining kitchen overlooking the rear garden and a W/C completes the ground floor.

To the first floor there are four good sized double bedrooms. The principal bedroom benefits from a bay fronted window, whilst bedroom two boasts a feature fireplace. A contemporary four piece bathroom suite serves all four bedrooms.

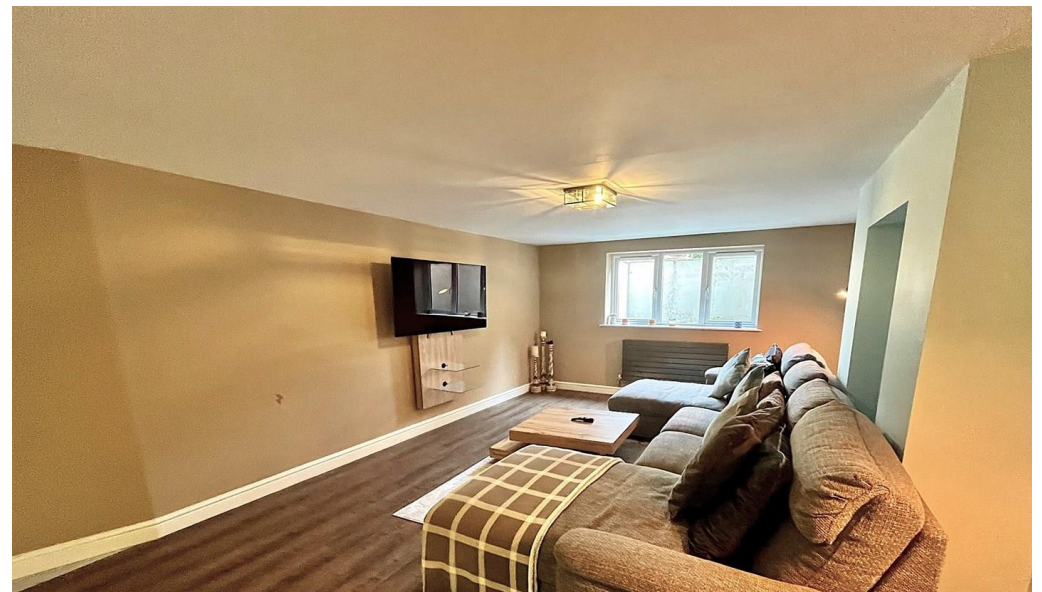
To the lower ground floor there is a converted cellar with a fitted utility room, a stylish three piece shower room, a unique, flexible family or entertaining space currently used as a cinema/games room. An office/study which overlooks the garden.

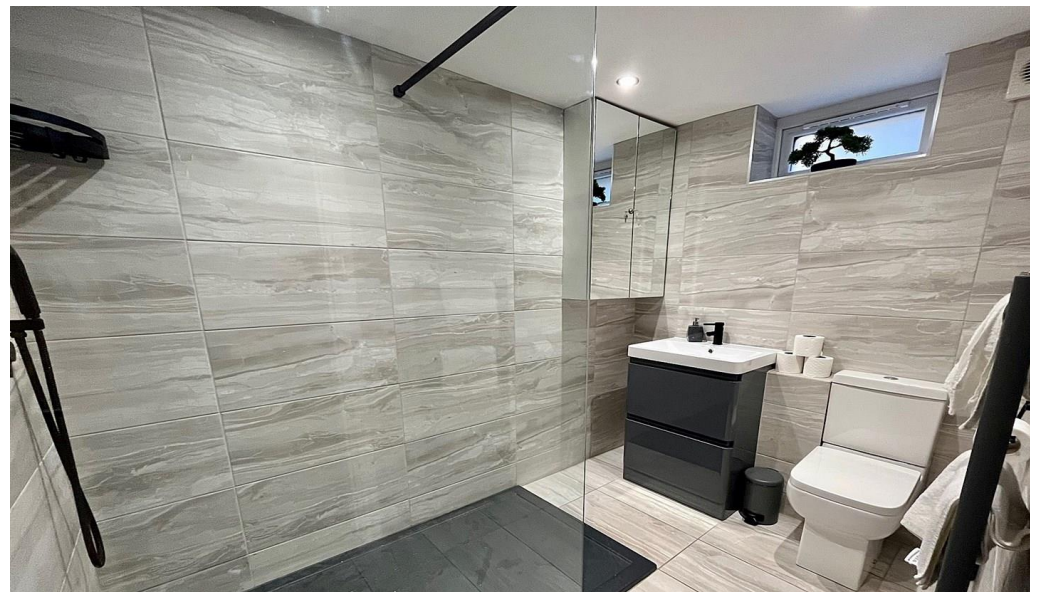
Externally to the front there is a driveway for off road parking. Access to the rear garden is provided by a secure gate where the garden has been beautifully landscaped with fenced boundaries. Offered to the market with No Vendor Chain.













DIRECTIONS

M20 2YD

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.

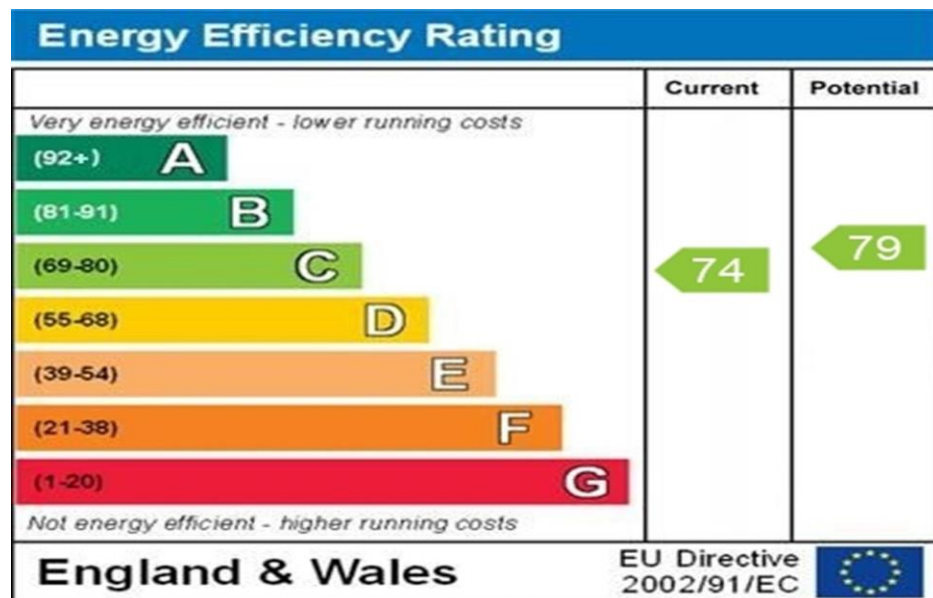
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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 the premises

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

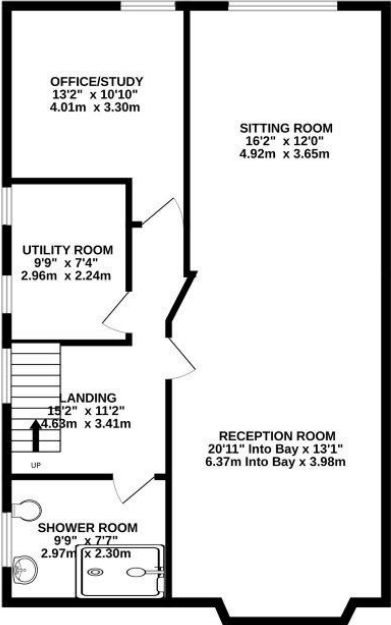
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

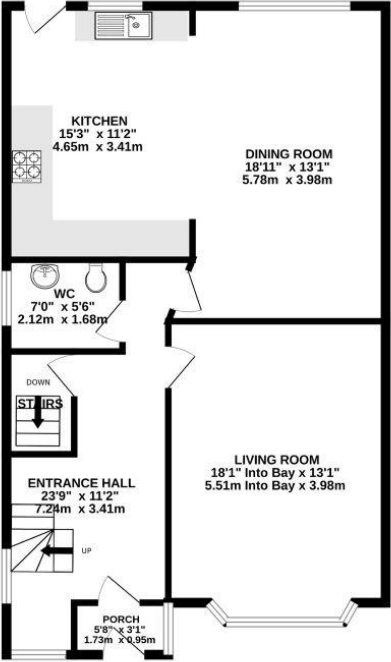
No

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.

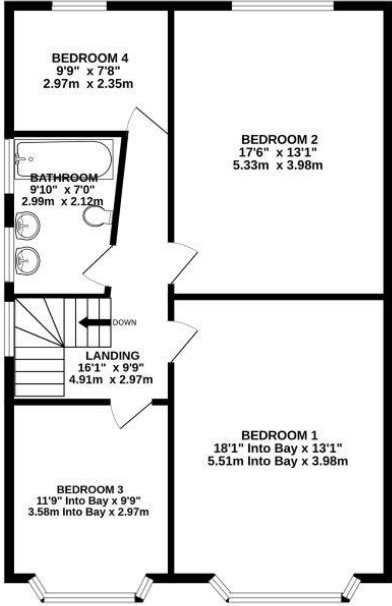
BASEMENT
827 sq.ft. (76.8 sq.m.) approx.



GROUND FLOOR
857 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 2485 sq.ft. (230.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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0161 445 7474 didsbury@gascoignehalman.co.uk
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

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