



**GASCOIGNE
HALMAN**

Bloomesbury Avenue, Didsbury
£1,200,000.00

THE AREA'S LEADING ESTATE AGENCY



A stunning and spacious detached property located within the highly exclusive St James Park development constructed by the reputable PJ Livesey. St James Park is an exclusive gated collection of bespoke family homes and converted Grade II listed buildings, surrounded by landscaped gardens & grounds and located only moments from Didsbury village, local amenities and excellent transport links. The property boasts luxurious and stylish fittings throughout and is offered to the market with No Vendor Chain.

Property details

- A Stunning and Spacious Detached Family Property
- Located in the Exclusive St James Park Development in the Heart of Didsbury
- Measuring an Impressive 1964 SQ FT
- Large Sitting Room, Impressive and Modern Open Plan Living/Dining Kitchen
- Four Excellent Sized Double Bedrooms and Three Stylish and Contemporary Bathroom Suites
- Off Road Parking for Multiple Vehicles and a Generous Rear private Westerly Facing Garden
- Offered to the Market with No Vendor Chain
- Internal Garage, Downstairs W/C and Utility Room



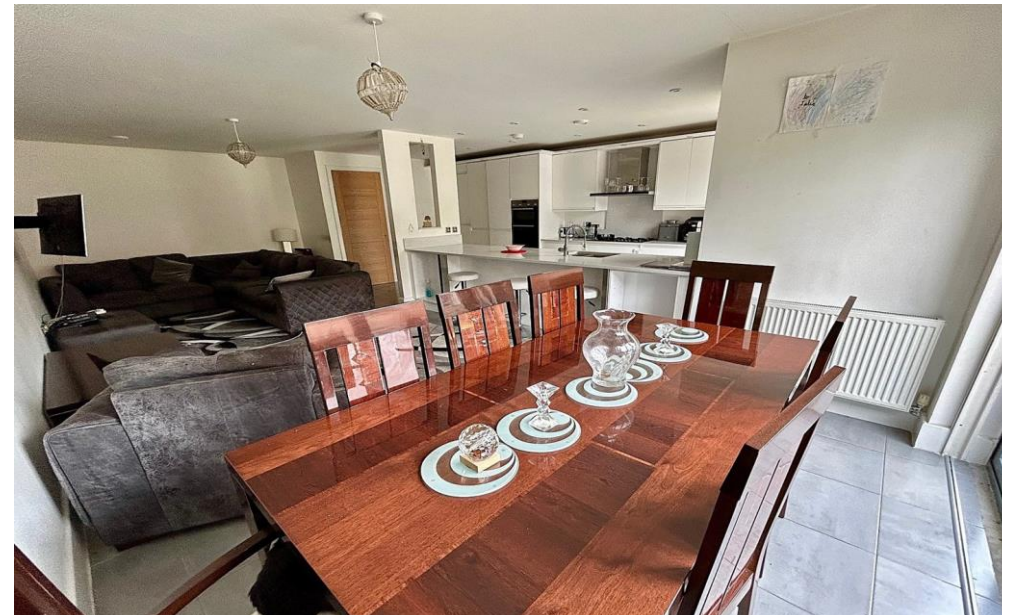
About this property

Internally the property comprises of; welcoming entrance hallway with downstairs W/C. A large sitting room with floor to ceiling window which allows an excellent level of natural light. To the end of the hallway you are greeted by a simply stunning modern open plan living/dining kitchen with underfloor heating. The kitchen boasts Quartz worktops and a central island, whilst the living/dining room benefits from bi-fold doors leading out to the Westerly facing private garden. A utility room with further access to the garden completes the ground floor.

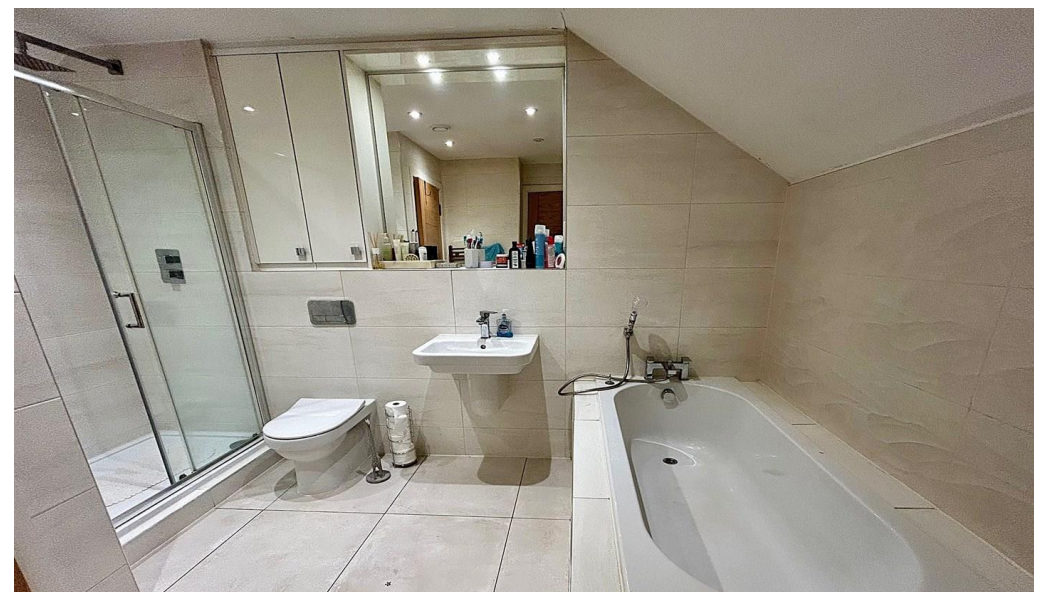
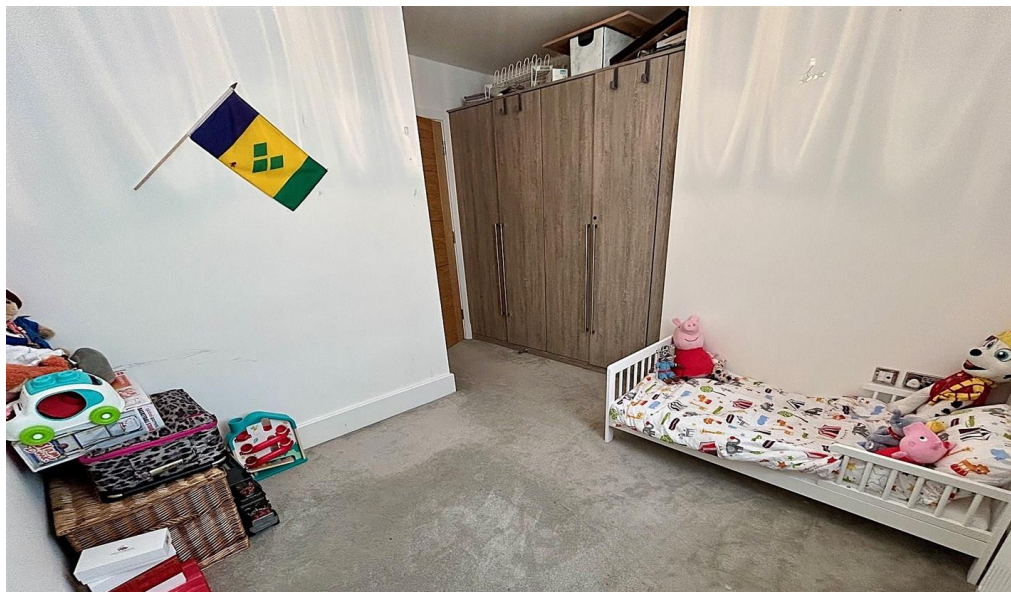
To the first floor there are four large double bedrooms. All four bedrooms offer built in wardrobes, with the principal bedroom and bedroom two benefiting from stylish three piece en-suite shower rooms. A modern fitted four piece bathroom suites serves the other two bedrooms.

Externally to the front there is off road parking for multiple vehicles and an internal garage. To the rear the property offers a generous and private Westerly facing garden. The property is 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 2BN

COUNCIL TAX BAND

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TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

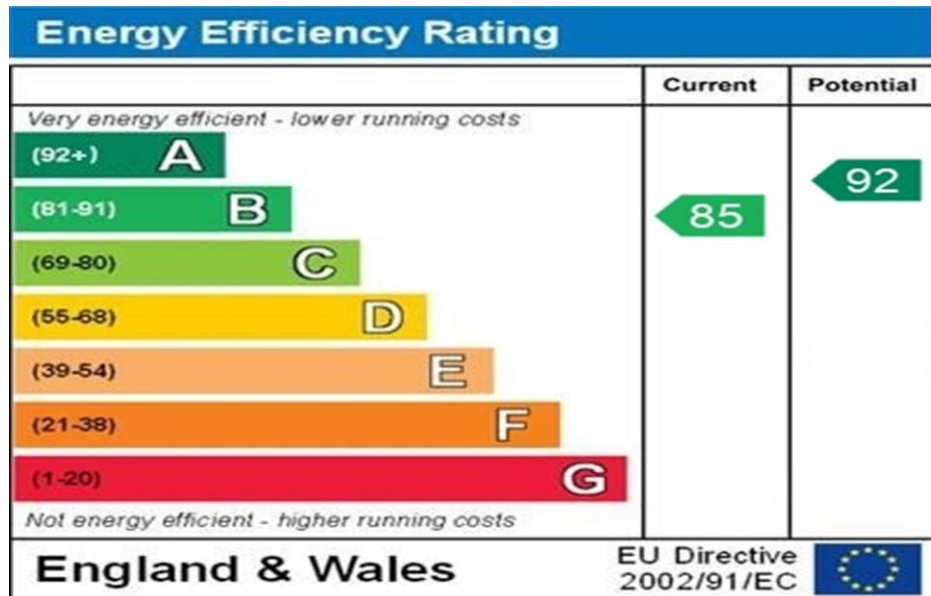
LOCAL AUTHORITY

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?

Yes

SOURCES OF FLOODING

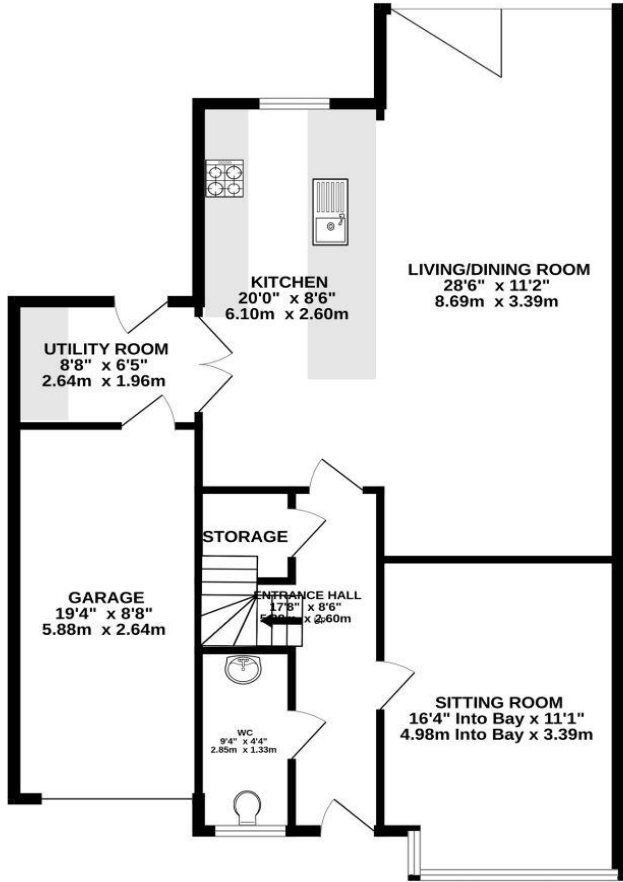
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

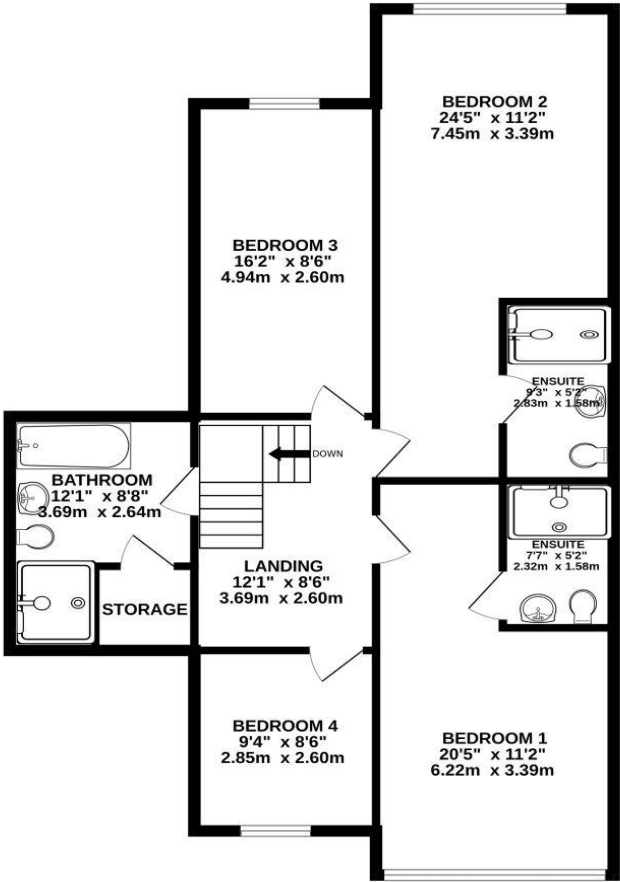
No

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
1039 sq.ft. (96.5 sq.m.) approx.



1ST FLOOR
925 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA : 1964 sq.ft. (182.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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