



**GASCOIGNE
HALMAN**

Old Lansdowne Road, West Didsbury
£600,000.00

THE AREA'S LEADING ESTATE AGENCY



A Spacious Period Bay Fronted semi detached property which requires full modernisation throughout. This property is ideal for any buyer looking to renovate and refurbish a property, adding their own stamp. Measuring a highly impressive 2789 SQ FT over four floors. Located moments from Burton Road with its array of bars, restaurants and excellent transport links, as well as views over The Albert Tennis Club. Offered to the market with No Vendor Chain.

Property details

- A Spacious Bay Fronted Semi Detached Property
- Requiring Complete Renovation and Refurbishment
- Measuring an Impressive 2789 SQ FT
- Six Large Double Bedrooms, Two Bay Fronted Reception Room and a Fitted Kitchen and Shower Room
- Potential to Extend (STPP)
- Offered to the Market with No Vendor Chain
- Located Close to Local Amenities and Excellent Transport Links
- Off Road Parking and a Generous Rear Private Garden

About this property

Internally the property comprises of a welcoming entrance hallway, a spacious bay fronted living room, a bay fronted dining room. A fitted kitchen and downstairs W/C.

To the first floor there is three large double bedrooms with the principal bedroom being particularly large in size. Both bedroom one and two boasts further bay fronted windows. a Three piece shower room serves all three bedrooms.

To the second floor there are a further three good sized double bedrooms.

The cellar offers four chambers which could be converted to living accommodation (STPP).

Externally there is off road parking for multiple vehicles, a secure gate provides access to the rear fenced and walled garden with views of The Albert Tennis Club. Offered to the market with No Vendor Chain.

There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Burton Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages. The Metrolink Station on Lapwing Lane will provide easier access into Manchester City Centre and the Media City.

DIRECTIONS

M20 2PA

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.

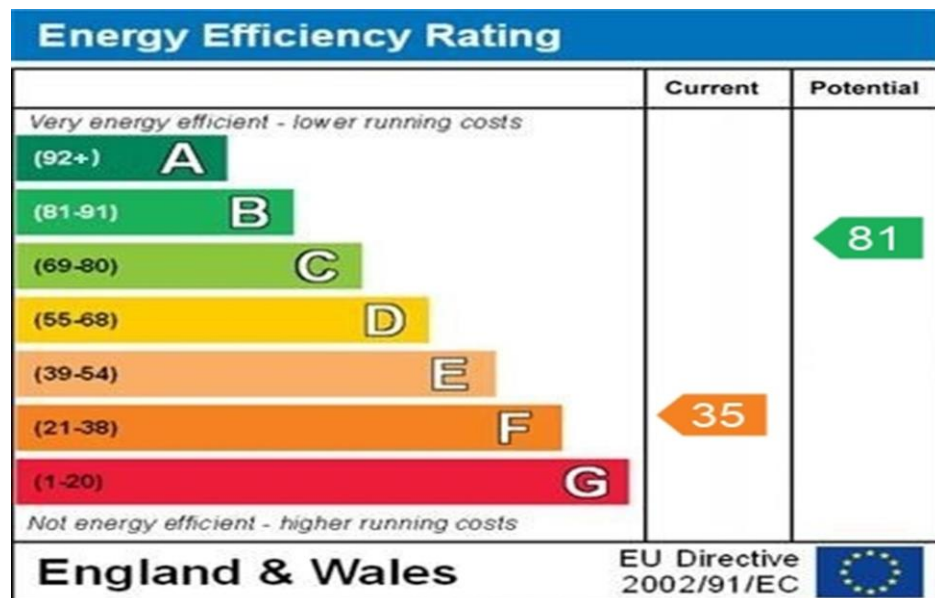
LOCAL AUTHORITY

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

None

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

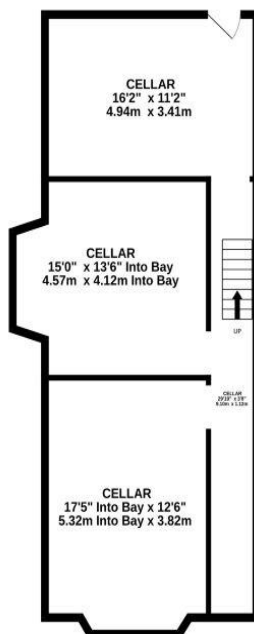
Ask Agent

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
691 sq.ft. (64.2 sq.m.) approx.



GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



2ND FLOOR
665 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 2789 sq.ft. (259.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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