



**GASCOIGNE
HALMAN**

Old Broadway, Didsbury
£1,400,000.00

THE AREA'S LEADING ESTATE AGENCY



A superb and immaculately presented detached property situated on Didsbury's premium 'private road' boasting spacious accommodation over four floors, close to both Didsbury and West Didsbury village. 3003 sq ft the property offers spacious and high specification accommodation with stylish fittings throughout. Five double bedrooms, three modern bathrooms, stunning open-plan living-dining kitchen with bi-folding doors to the rear garden, central island, large separate living room, impressive master suite with dressing room and stylish en-suite, landscaped private rear garden, off-road parking.

Property details

- A superb and spacious modern detached family home
- Situated on Didsbury's premium 'Private Road'
- Reception hall, downstairs W/C and utility room
- Living room and a stylish open plan family kitchen/dining room
- Five delightful double bedrooms, three bathrooms and a dressing area
- Off road parking and a stunning landscaped rear garden
- Internal viewing highly recommended



About this property

We are pleased to introduce this impressive and spacious modern detached family home. This exceptional property offers high specification fixtures and fittings throughout and offers a generous 3003 sq ft of internal accommodation over four floors and must be viewed to appreciate the accommodation on offer.

Internally the property comprises of; a welcoming reception hallway with period stain glass windows and feature fireplace, large bay fronted living room with plantation shutters and also feature stain glass, spacious open plan dining/family room with bi fold doors overlooking the private rear garden. Modern fitted kitchen with integrated appliances, separate utility room and downstairs W/C completes the ground floor.

To the first floor there is show stopping master bedroom with fitted wardrobes, a separate dressing room and stylish en-suite which boasts a large shower, a further two double bedrooms served by a modern bathroom with free standing bath and separate shower.

To the second floor there are two further double bedrooms served by a three piece family shower room and generous landing.

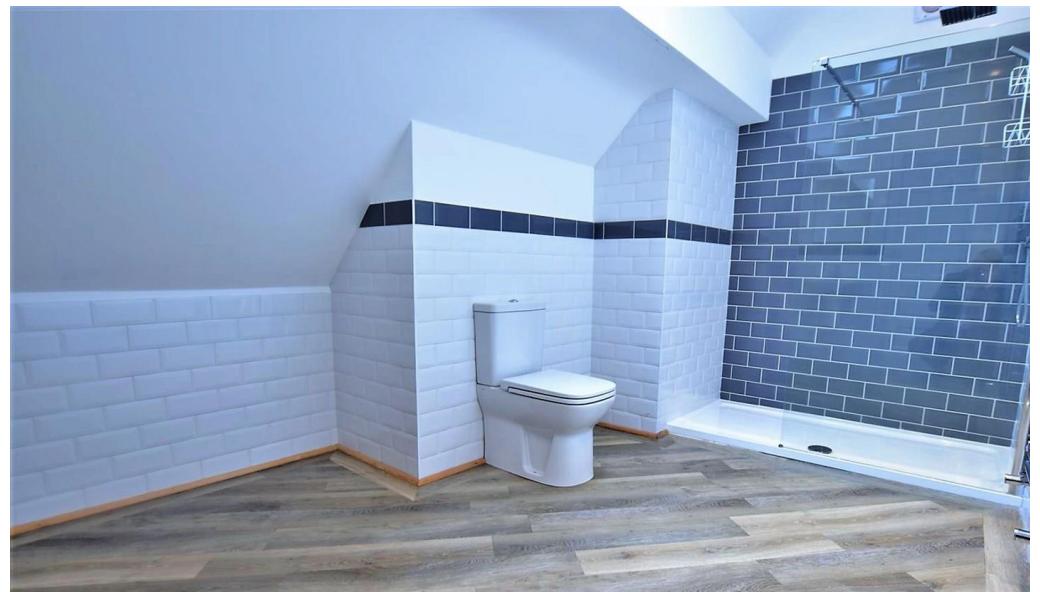
















DIRECTIONS

M20 3DH

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.

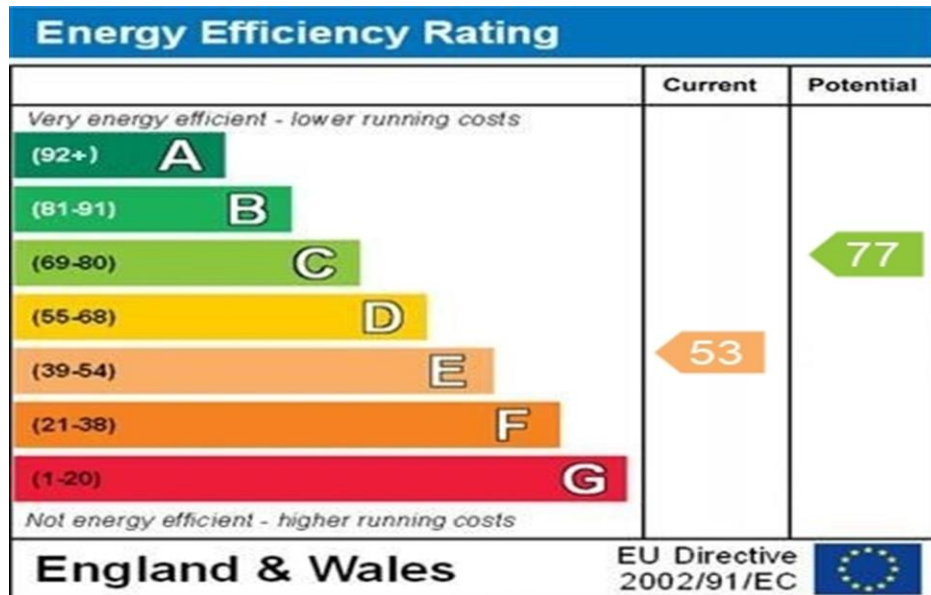
LOCAL AUTHORITY

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

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

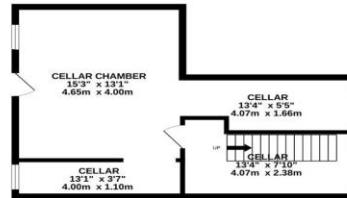
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

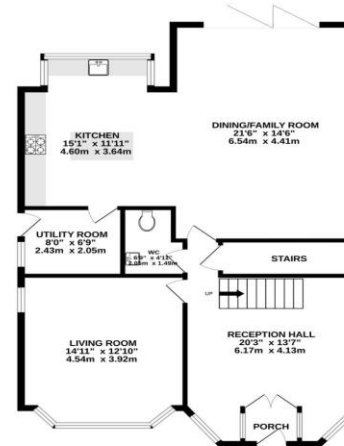
No

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.

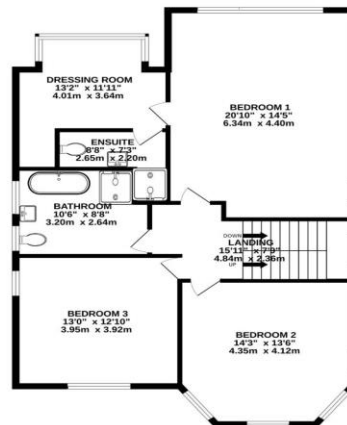
BASEMENT LEVEL
406 sq.ft. (37.7 sq.m.) approx.



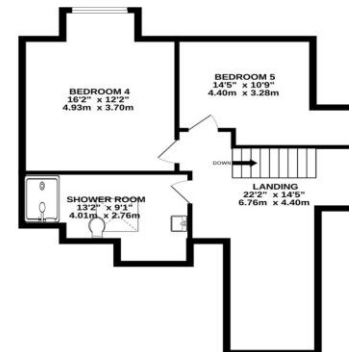
GROUND FLOOR
1011 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
984 sq.ft. (91.4 sq.m.) approx.



2ND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 3003 sq.ft. (279.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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