

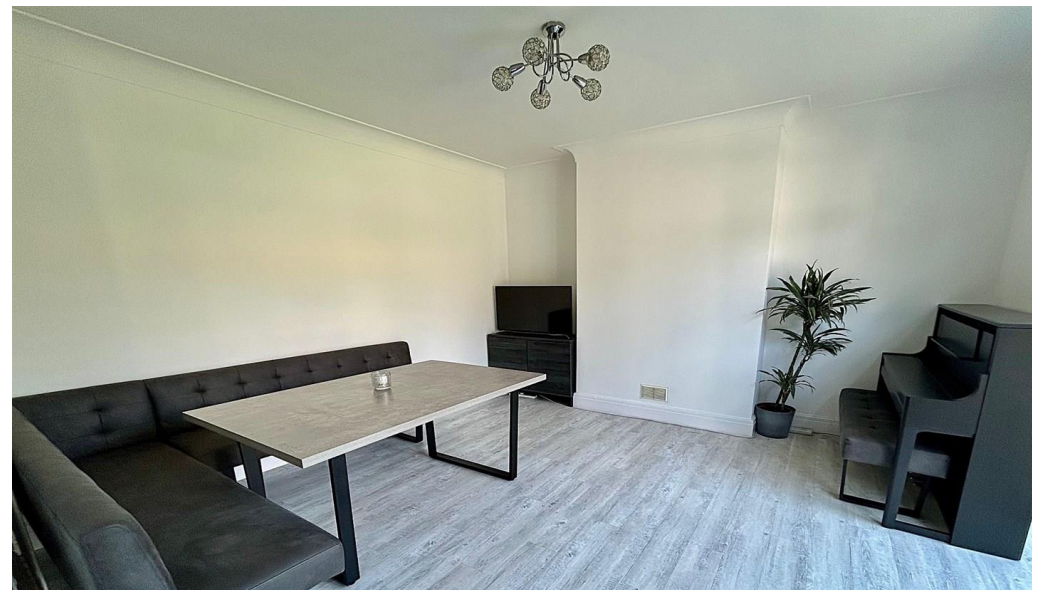


**GASCOIGNE  
HALMAN**

Macefin Avenue, Chorlton  
**£525,000.00**

THE AREA'S LEADING ESTATE AGENCY







A stunning and well-presented bay fronted, three double bedroom semi-detached property. Located in a tranquil, leafy road in a popular residential area. The property retains a wealth of character with many features throughout. Within walking distance to Chorlton Water Park, Burton Road in West Didsbury, fantastic transport links on your doorstep which provide access to Manchester City Centre and Manchester International Airport. The property also boasts potential to extend (STPP) and offers off road parking for multiple vehicles and a generous rear landscaped garden.

## Property details

- A Spacious and Well-Presented Semi-Detached Property
- Within Walking Distance to Chorlton Water Park, Burton Road in West Didsbury and Fantastic Transport Links
- Bay Fronted Living Room, Stunning Modern Fitted Dining Kitchen
- Three Good Sized Double Bedrooms and a Contemporary Four Piece Bathroom Suite
- Off Road Parking for Multiple Vehicles and a Generous Landscaped Rear Garden
- Potential to Extend (STPP)



## About this property

Internally the property comprises: welcoming entrance hallway with useful under stairs storage cupboard and original stain glass windows. A delightful bay fronted living room boasting a feature fireplace. A spectacular modern open plan dining kitchen complete with a breakfast bar and french doors which overlook the rear garden. A W/C/Utility room completes the ground floor.

To the first floor there are three good sized double bedrooms, the principal bedroom boasts a further bay fronted window, whilst bedroom two benefits from built in wardrobes. A contemporary four piece bathroom suite serves all three bedrooms.

Externally to the front there is off road parking for multiple vehicles, a secure gate provides access to a large landscaped rear garden with a detached garage and fenced boundaries.

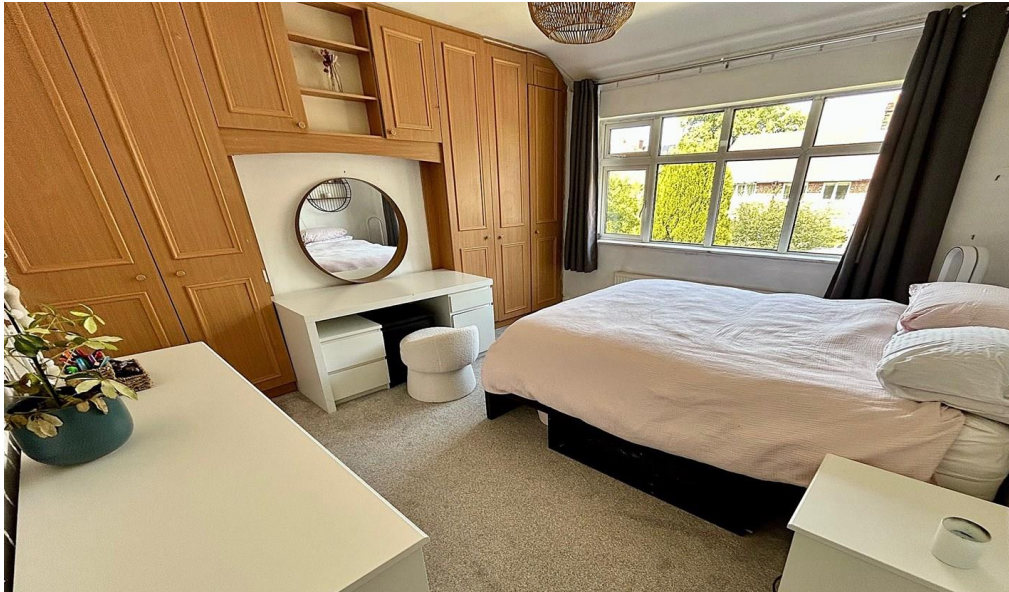
Chorlton is proving a popular location due to its excellent transport links with Manchester Airport and the national motorway network along nearby Princess Road. The centre of Chorlton has a wide range of shops that more than cater for everyday shopping requirements. Bars and restaurants here cater for all tastes. Chorlton Water Park running along the River Mersey is also popular with residents as is Chorlton Green. Schools and recreational facilities in the area are also good.





















## DIRECTIONS

M21 7QQ

## 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.

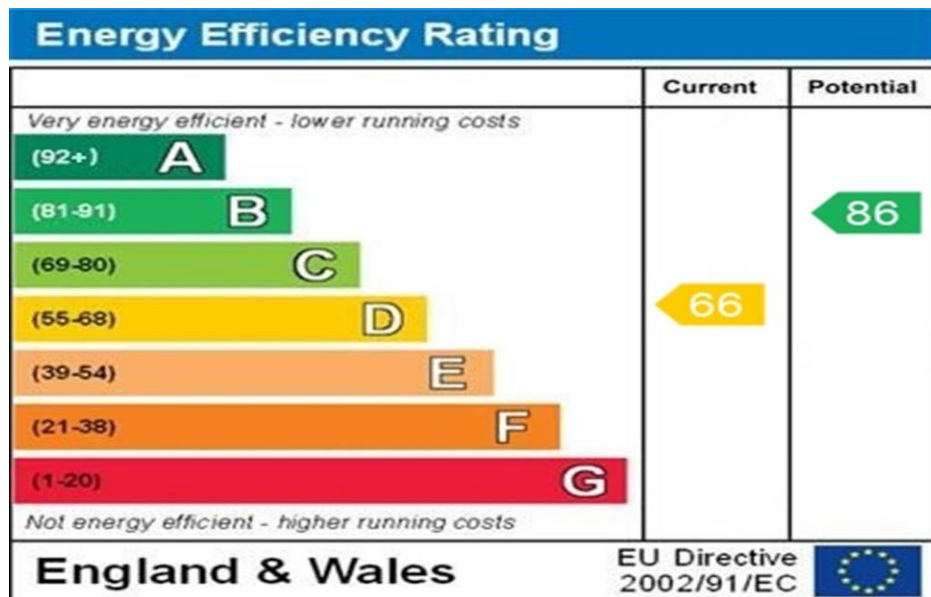
## LOCAL AUTHORITY

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

Cable

## 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

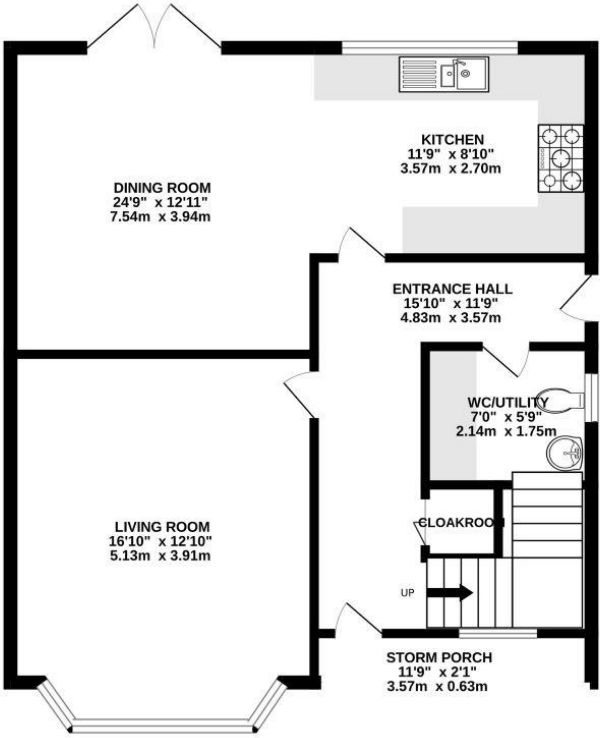
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

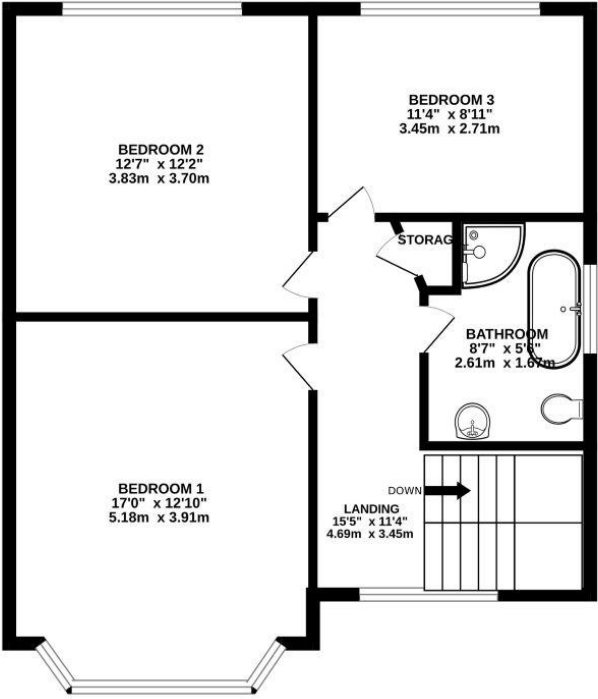
NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (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  
673 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025





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