



**GASCOIGNE  
HALMAN**

Morningside Drive, East Didsbury  
**£395,000.00**

THE AREA'S LEADING ESTATE AGENCY







A superb and well presented semi detached family home boasting modern decor and measuring a healthy 1002 sq ft. The property has been extended and offers two large receptions rooms, modern fitted kitchen, three good sized double bedrooms and contemporary bathroom. A private rear Westerly facing garden. Driveway for off road parking. Close to local amenities, Didsbury Train station and East Didsbury Metrolink. Potential to extend and add value (STPP). Offered to the market with No Vendor Chain.

## Property details

- A Well Presented and Spacious Bay Fronted Semi Detached Property
- Measuring an Impressive 1002 SQ FT
- Two Large Reception Rooms and a Modern Fitted Kitchen
- Three Good Sized Bedrooms, Contemporary Bathroom and Two W/C's
- Off Road Parking and a Large Private Westerly Facing Garden
- Located in a Favourable Part of East Didsbury, with Easy Access to Excellent Transport Links and Local Amenities



## About this property

We are pleased to bring to the market this thoughtfully presented bay fronted semi-detached property measuring an impressive 1002 sq ft of accommodation throughout. The ground floor comprises: a welcoming entrance hallway with downstairs W/C, bay fronted dining room, large living room with sliding doors overlooking the private rear garden, a spacious stylish kitchen with modern fitted units and an attractive velux window completes the ground floor.

To the first floor there are three good-sized bedrooms and a contemporary family bathroom and separate W/C.

To the front of the property there is a large driveway providing off road parking with side access to the private rear Westerly facing garden.

The property itself is positioned in a favourable part of East Didsbury, with easy access to excellent transport links and would suit first time buyers or those with a growing family. The property also offers potential to extend (STPP).















## DIRECTIONS

M20 5PN

## COUNCIL TAX BAND

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## TENURE

Leasehold

## 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

## 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

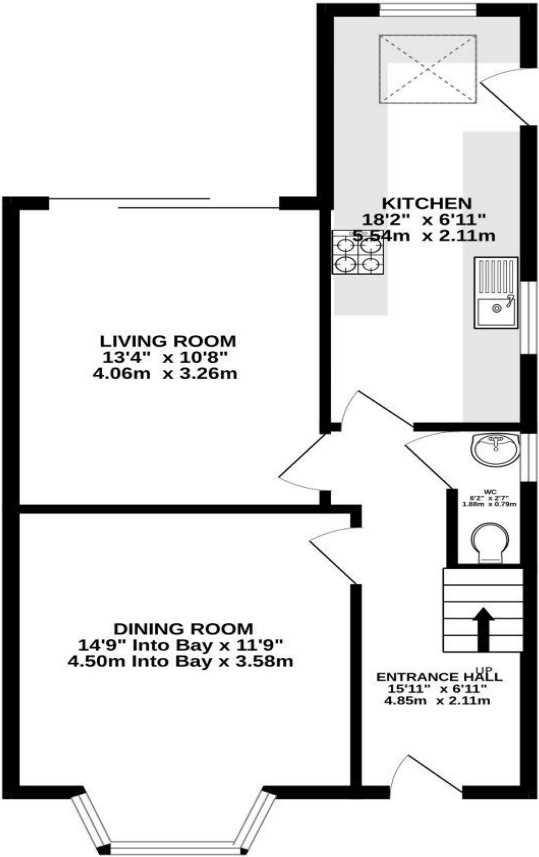
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

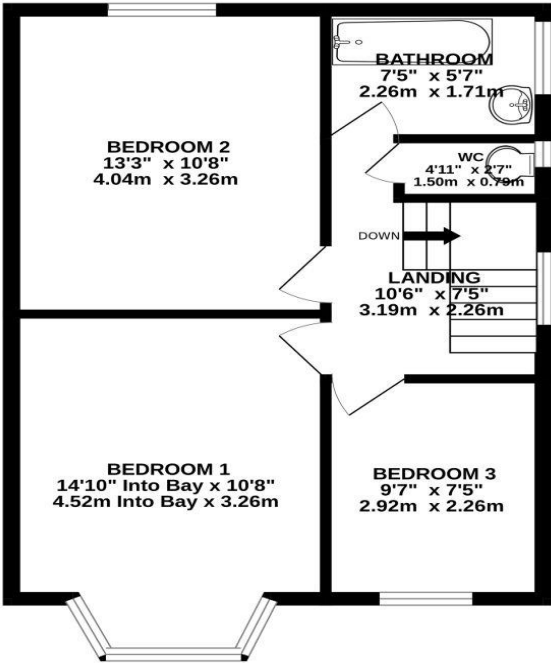
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GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.







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