



**GASCOIGNE
HALMAN**

Georgia Avenue, West Didsbury
£435,000

THE AREA'S LEADING ESTATE AGENCY



A spacious semi-detached property offering three double bedrooms, two modern bathrooms including an en-suite to the master bedroom, two rooms boasting private balconies, downstairs wc, open-plan living, kitchen diner. Parking for two cars, popular and convenient location close to West Didsbury, local reputable schools and excellent transport links. No Vendor Chain.

Property details

- A spacious and modern semi detached property with accommodation over three floors
- Welcoming entrance hallway, storage cupboard and downstairs modern wc
- Spacious living room and an open plan dining kitchen with modern fittings
- Three double bedrooms, en-suite shower room and a modern family bathroom
- Off road parking for two vehicles, two balconies and an enclosed rear garden
- Close to local amenities, reputable schools and excellent transport links and no vendor chain



About this property

Introducing this deceptively spacious semi-detached property situated on a popular modern development boasting accommodation over three floors.

The property internally comprises of welcoming entrance hallway, front living room, modern downstairs wc, useful storage for utility area, open-plan dining kitchen with doors opening to the rear garden.

To the first floor there are two double bedrooms, one which boasts a private balcony, in addition there is a modern family bathroom with both bath and separate shower and attractive tiling.

To the second floor there is the master bedroom with private balcony and en-suite shower room and eaves storage.

The property externally comes with a double driveway to the front and enclosed rear garden to the rear, situated only moments from Burton Road, reputable schools and Metrolink station. Offered to the market with No Vendor Chain.







DIRECTIONS

M20 1LY

COUNCIL TAX BAND

E

TENURE

Freehold

SERVICES (NOT TESTED)

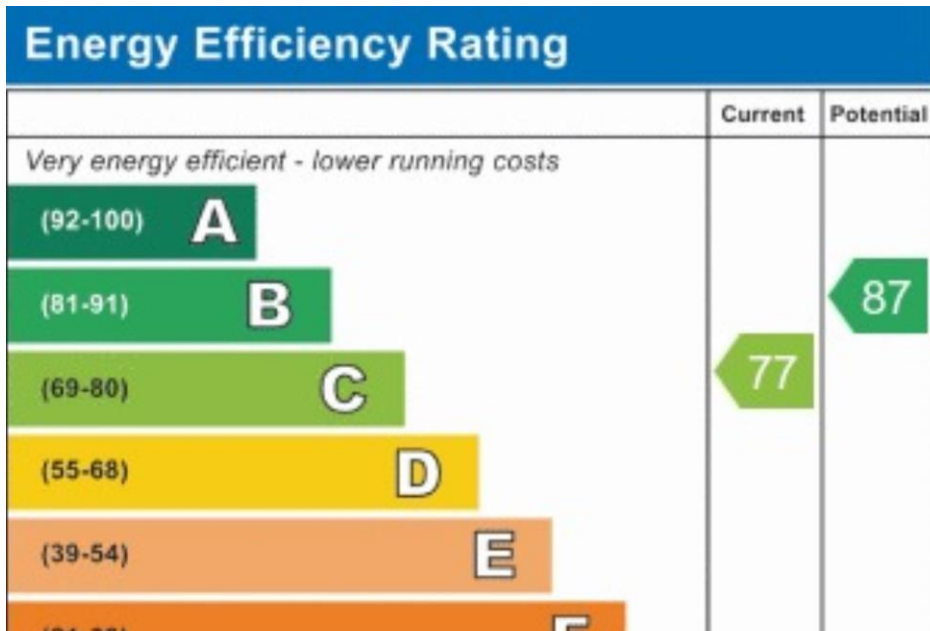
Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

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

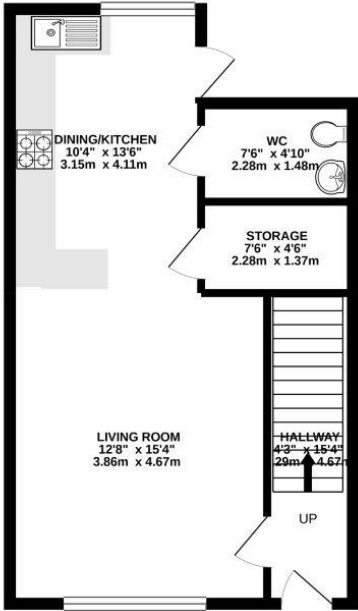
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

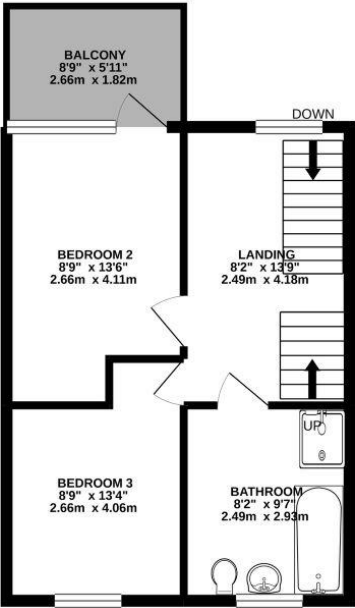
Ask Agent

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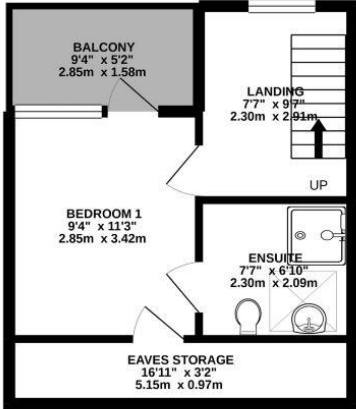
GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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0161 445 7474 didsbury@gascoignehalman.co.uk
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

6RN