



**GASCOIGNE
HALMAN**

Darley Avenue, Chorlton
£385,000.00

THE AREA'S LEADING ESTATE AGENCY



A stylishly extended modern terrace home which has been renovated and refurbished by the current owners to offer ideal contemporary living. Offering light and airy spacious accommodation and measuring a highly impressive 1042 SQ FT. This property must be viewed to appreciate the immaculate accommodation on offer and boasts a private rear garden and off road parking. Located close to local amenities and excellent transport links.

Property details

- A Stunning and Stylish Extended Mid Terrace Property
- Refurbished and Renovated by the Current Owner and Measuring An Impressive 1042 SQ FT
- Two Light and Airy Reception Rooms and a Modern Fitted Open Plan Kitchen
- Three Good Sized Bedrooms and Contemporary Three Piece Bathroom Suite
- Private Rear Garden and Off Road Parking
- Close to Local Amenities and Excellent Transport Links



About this property

This beautifully presented and thoughtfully extended modern terraced house offers the ideal blend of style, space, and comfort. Finished to a high standard throughout, the property boasts spacious interiors, a seamless open-plan layout, and high-quality fixtures and fittings, making it an exceptional home for families, professionals, or first-time buyers.

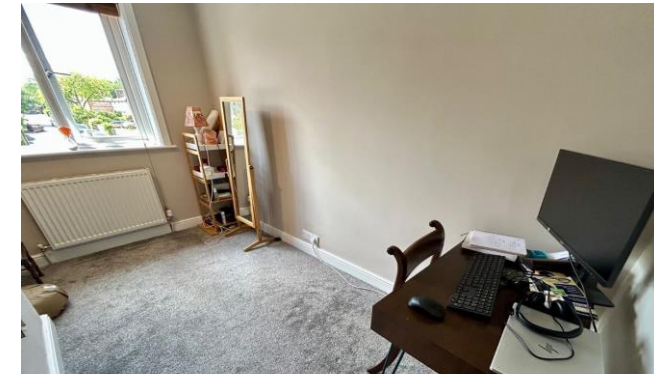
Step inside to find a bright and welcoming entrance that opens into a generous open-plan living and dining area, perfect for entertaining with bi-fold or French doors opening onto the private rear garden, creating a seamless indoor-outdoor living experience.. The heart of the home is the stunning kitchen, featuring sleek cabinetry, integrated appliances, and ample counter space.

Upstairs, the home offers well-proportioned bedrooms, including a larger-than-average principal bedroom, and a contemporary family bathroom with premium finishes.

Outside, the landscaped garden offers a private retreat with patio and lawned areas. A paved driveway for multiple vehicles.

Located in a popular and well-connected area, this home is within easy reach of local amenities, good schools, green spaces, and transport links into the city centre and beyond









DIRECTIONS

M21 7JH

COUNCIL TAX BAND

A

TENURE

Freehold

SERVICES (NOT TESTED)

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

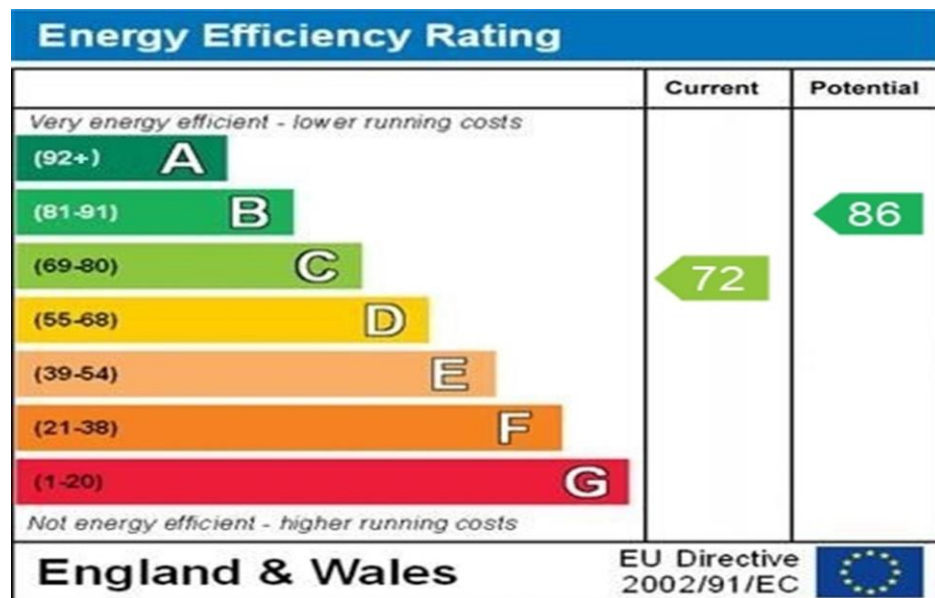
LOCAL AUTHORITY

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

Fibre to the premises

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

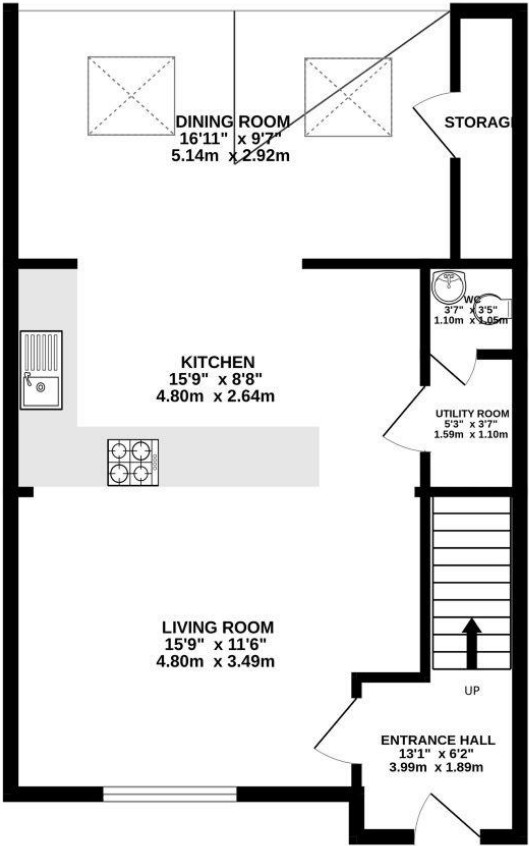
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

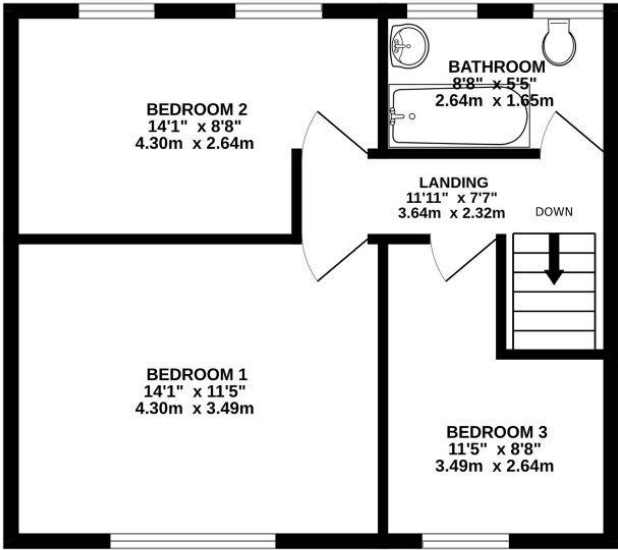
No

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
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.





THE AREA'S LEADING ESTATE AGENCY

0161 445 7474 didsbury@gascoignehalman.co.uk
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

6RN