



**GASCOIGNE  
HALMAN**

School Lane, Didsbury  
**£495,000.00**

THE AREA'S LEADING ESTATE AGENCY







A superb and well-presented bay fronted semi detached property. Positioned in the heart of Didsbury and located within walking distance to the village with its array of independent shops, restaurants and excellent transport links. Having been tastefully extended to boast a highly impressive 1067 SQ FT, this property would be ideal for a wide range of buyers. Offered to the market with No Vendor Chain.

## Property details

- A Spacious and Well Presented Three Bedroom Bay Fronted Semi Detached Property
- Three Large Receptions Rooms and a Recently Refitted Kitchen
- Three Good Sized Bedrooms and a Newly Installed Stylish Bathroom Suite
- Off Road Parking for Multiple Vehicles and a Generous Rear Private Garden
- Located Only Moments from Didsbury Village with its Array of Restaurants, Bars, Shops and Excellent Transport Links
- Offered to the Market with No Vendor Chain



## About this property

Internally the property comprises of a welcoming entrance hallway with ample under stairs storage. A bay fronted living room which boasts a feature fireplace. A spacious sitting room with a further feature fireplace which opens out to the extended dining modern fitted kitchen. The kitchen has been recently renovated and overlooks the private rear garden.

To the first floor there are three bedrooms, the principal bedroom is particularly large in size, whilst bedroom two benefits from a bay fronted window. A recently renovated stylish bathroom suite serves all three bedrooms.

Externally to the front there is off road parking for multiple vehicles, a secure gate leads you to the private Southerly facing rear garden. Offered to the market with No Vendor Chain.

There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Kingsway (A34) or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby as well as the Metro link and train station. The property is within the catchment area of Parrswood High School, Beaver Road Primary School and St Catherine's RC Primary School.





















## DIRECTIONS

M20 6GH

## 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

## 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

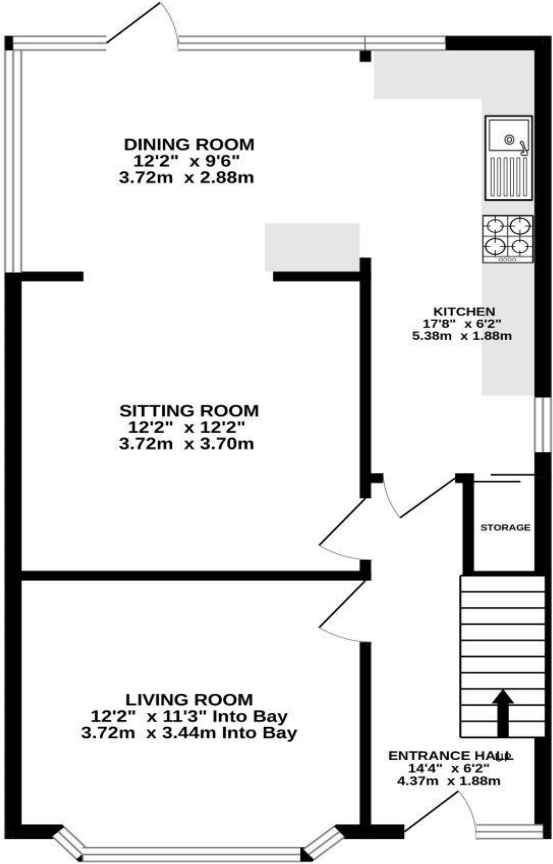
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

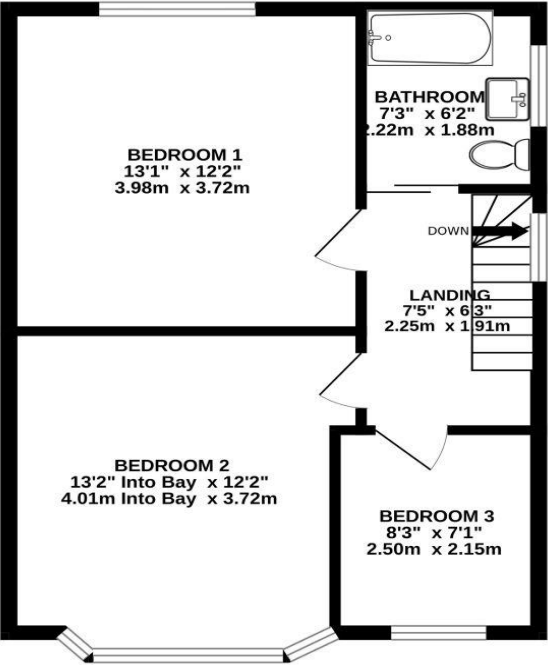
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GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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