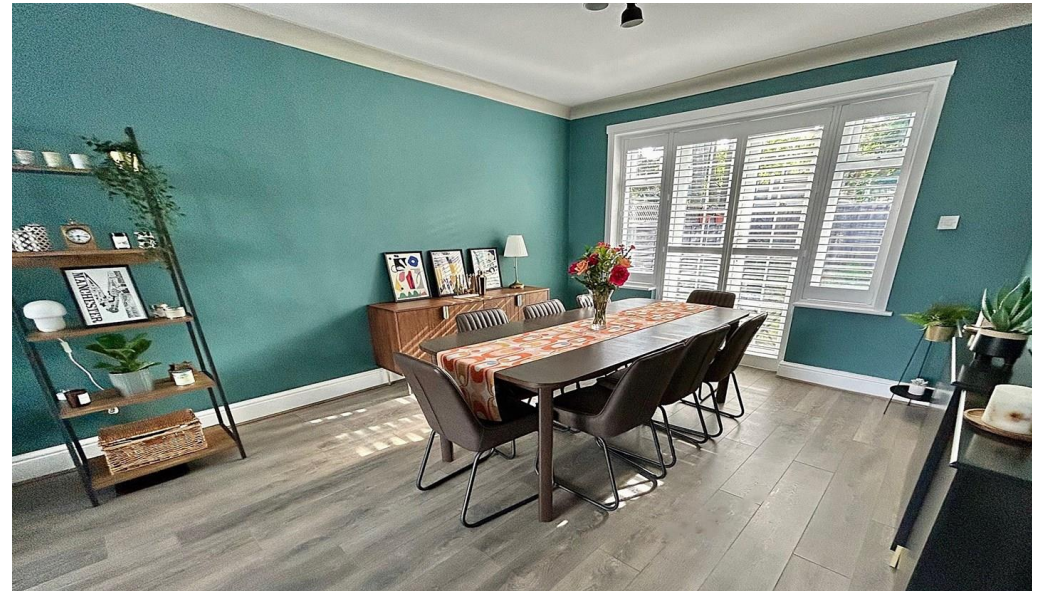




**GASCOIGNE
HALMAN**

Mayville Drive, Didsbury
£620,000.00

THE AREA'S LEADING ESTATE AGENCY



An impressive and well-presented bay fronted semi detached property which has been enhanced and extended to boasts spacious accommodation, measuring a highly impressive 1412 SQ FT. Located on a quiet cul de sac and set within walking distance to both Didsbury and West Didsbury villages with their array of independent shops, bars, restaurants and excellent transport links. The property offers perfect modern day family living with off road parking for multiple vehicles and an enclosed private landscaped garden.,

Property details

- A Spacious and Well Presented Extended Modern Family Semi Detached Property
- Measuring a Highly Impressive 1412 SQ FT
- Three Excellent Sized Reception Rooms and a Modern Fitted Dining Kitchen
- Four Large Bedrooms and Two Stylish Bathroom Suites
- Off Road Parking and a Landscaped Rear Private Garden
- Located Within Walking Distance to Both Didsbury and West Didsbury Villages and Excellent Transport Links



About this property

In brief the accommodation comprises:- welcoming entrance hallway, a light and airy sitting room which leads to a contemporary three piece bathroom suite with Jacuzzi bath. A bay fronted open plan living/dining room which benefits from plantation shutters and french doors which overlook the rear garden. A modern fitted dining kitchen with further access to the rear garden, an attractive sky light and an array of integrated appliances, completes the ground floor.

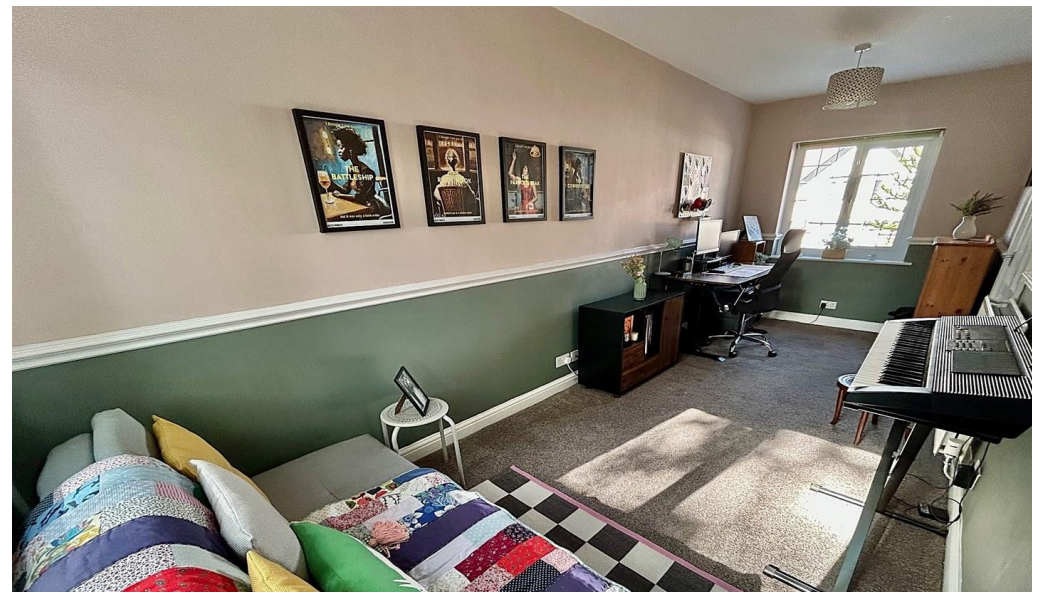
To the first floor there are four good sized bedrooms, the primary bedroom is particularly large in size and overlooks the rear garden. Bedroom two benefits from built in wardrobes, a bay fronted window and a useful storage cupboard. Bedroom three boasts dual aspect windows and a contemporary four piece bathroom suite serves all four bedrooms. There is access to the loft which has been fully boarded for extra storage.

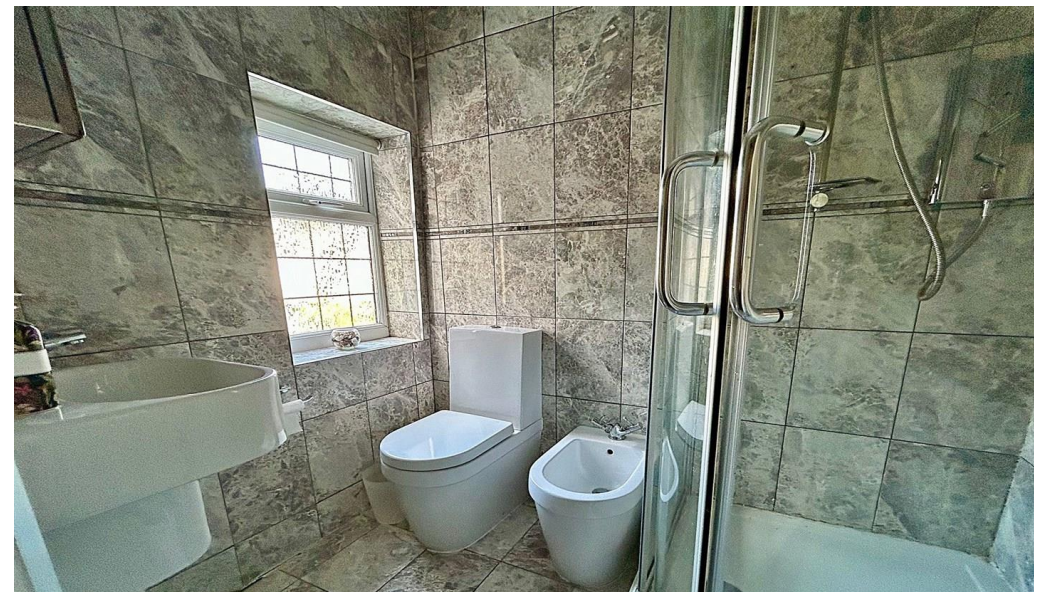
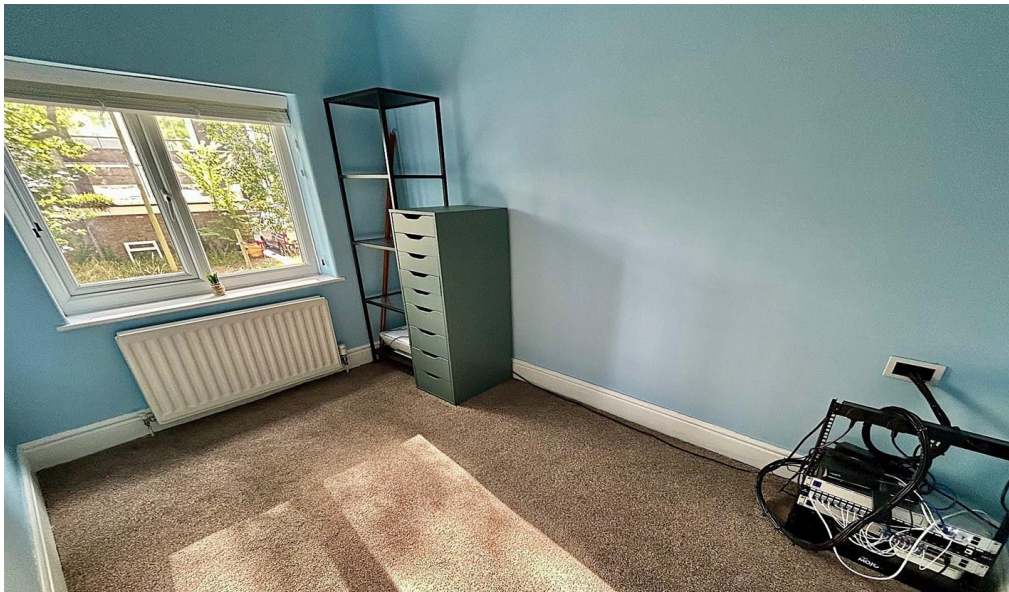
Externally to the front there is off road parking for multiple vehicles, a secure gate provides access to the private and landscaped rear garden with fenced boundaries.

Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks. Local schooling is excellent. Didsbury has several primary schools including Beaver Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parrs Wood High School.











DIRECTIONS

M20 3RB

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

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

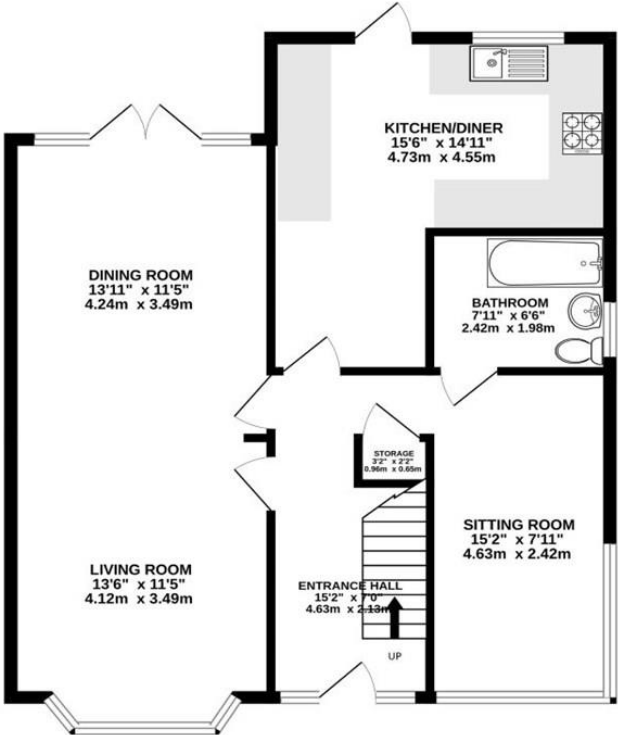
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

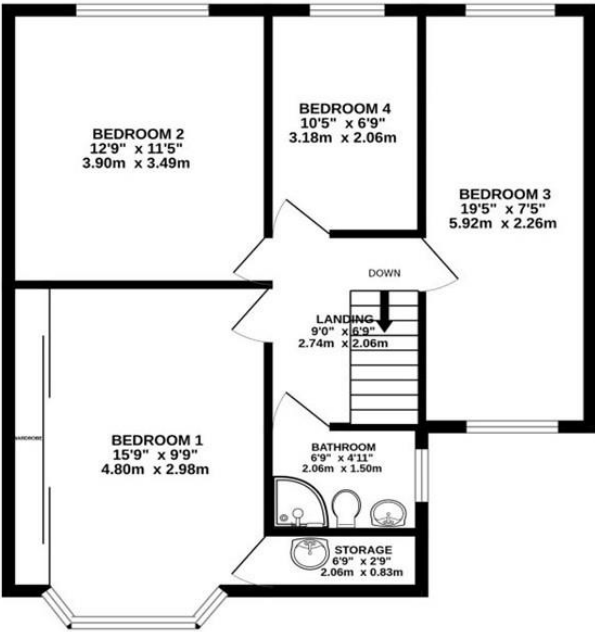
Ask Agent

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GROUND FLOOR
766 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1412 sq.ft. (131.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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THE AREA'S LEADING ESTATE AGENCY

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