



**GASCOIGNE
HALMAN**

Willoughby Avenue, Didsbury
£575,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and well presented bay fronted semi detached property located on a quiet yet popular residential cul-de sac. Situated only moments from Didsbury Village with its array of independent shops, bars, restaurants and excellent transport links. Measuring a highly impressive 1234 SQ FT and offering huge potential for any buyer to add their own stamp or extend to add value (STPP). This property must be viewed to appreciate the accommodation on offer. No Vendor Chain.

Property details

- A Spacious and Well Presented Bay Fronted Semi Detached Property
- Located on a Quiet Cul-De Sac Location, Close to Didsbury Village and Excellent Transport Links
- Two Large Receptions Rooms and a Modern Fitted Kitchen
- Three Good Sized Double Bedrooms and a Contemporary Four Piece Bathroom Suite
- Off Road Parking, Garage and a Landscaped Rear Private Garden
- Measuring an Impressive 1234 SQ FT with Huge Potential to Extend (STPP)



About this property

Internally the property comprises; a porch which leads to an entrance hallway with useful downstairs W/C. A bay fronted and generous dining room, a large living room with french doors overlooking the rear garden. A modern fitted kitchen with further access to the rear garden completes the ground floor.

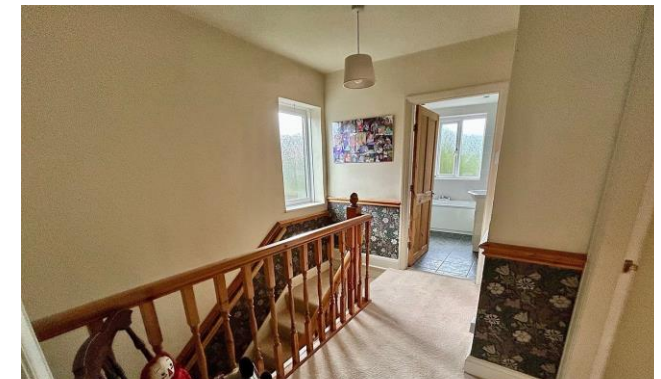
To the first floor there are three good sized double bedrooms, the primary bedroom boasts a bay fronted window and built in wardrobes, bedroom two is particularly large in size and overlooks the rear garden. A four piece contemporary bathroom suite serves all three bedrooms.

Externally to the front there is off road parking and a front garden with mature plants. To the rear there is a landscaped private rear garden with mature borders and fenced boundaries. The property also offers an adjoining garage.

Offered to the market with No Vendor Chain.

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 6AS

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

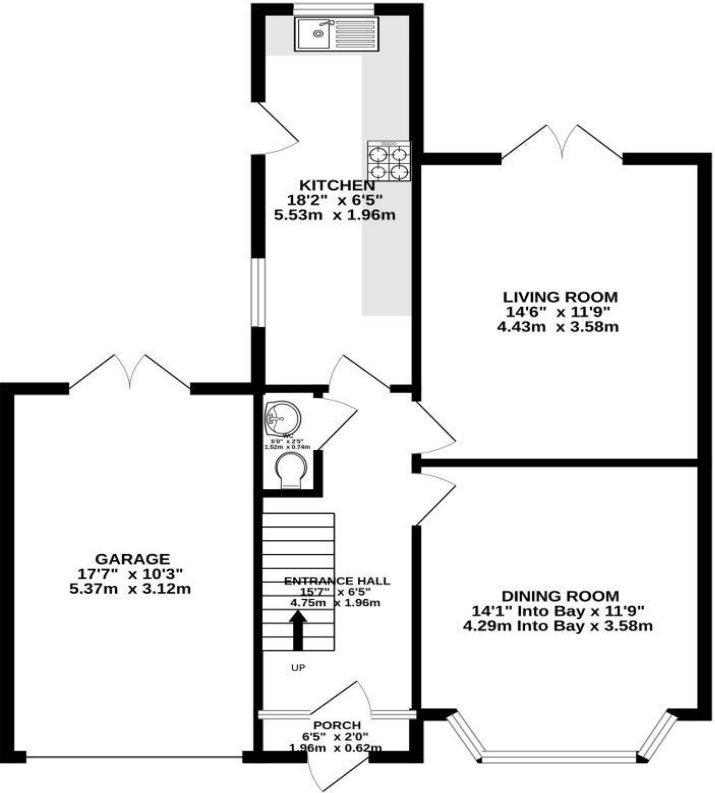
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

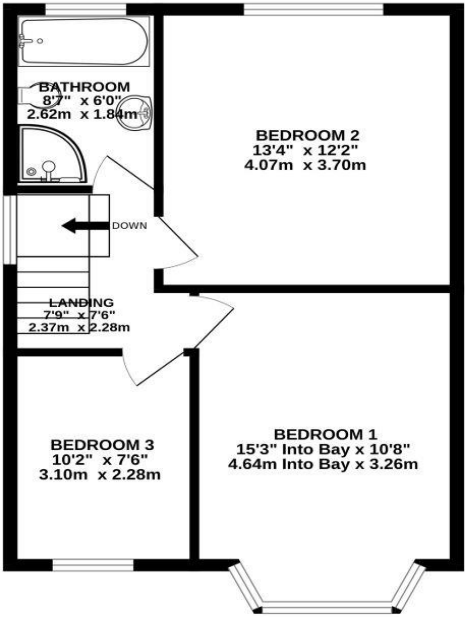
Ask Agent

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GROUND FLOOR
738 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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