



**GASCOIGNE
HALMAN**

Atwood Road, Didsbury
£850,000.00

THE AREA'S LEADING ESTATE AGENCY



A spectacular and immaculately presented period extended semi detached property situated on a quiet cul-de-sac location, within easy reach of Didsbury Village with its excellent transport links, independent shops, bars and restaurants. Having been completely renovated and refurbished by the current owners to offer superb modern family living and stunning accommodation over three floors. Measuring a highly impressive 1662 SQ FT over three floors and located on one of Didsbury's most sought after roads. Atwood Road is an attractive tree lined road and the property also benefits from off road parking, a generous private Southerly facing garden.

Property details

- A Spectacular and Immaculately Presented, Extended Semi Detached Property
- Measuring a Highly Impressive 1662 SQ FT over Three Floors of Accommodation
- Having Undergone Extensive Renovation and Refurbishment by the Current Owners
- Large Sitting Room and a Stunning Modern Open Plan Living/Dining Kitchen
- Five Good Sized Bedrooms and Two Stylish Fitted Bathrooms
- Off Road Parking and a Private Rear South Facing Landscaped Garden
- Located on a Quiet Leafy Cul De Sac Close to Didsbury Village and Excellent Transport Links
- Internal Viewing Highly Recommended



About this property

Stunning throughout and complemented by a large private attractive garden this property makes for an enviable family home and internally comprises:- welcoming entrance hallway with useful under stairs W/C. A large light and airy sitting room to the front of the property. To the end of the hallway you are greeted by a simply spectacular modern open plan living/dining, custom built kitchen which benefits from underfloor heating, attractive bi-folding doors, three skylights and modern fitted units.

To the first floor there are three bedrooms with two large double bedrooms. The principal bedroom has a leafy outlook and overlooks the rear garden. A refitted contemporary four piece bathroom suite with a roll top bath serves four of the bedrooms.

To the second floor there are a further two bedrooms, bedroom two boasts a stylish fitted en-suite shower room and ample eaves storage.

Externally to the front there is a block paved driveway, a secure gate provides access to the rear South facing private garden. The garden is landscaped with two patio areas, fenced boundaries and mature plants.

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 6GP

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 cabinet

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

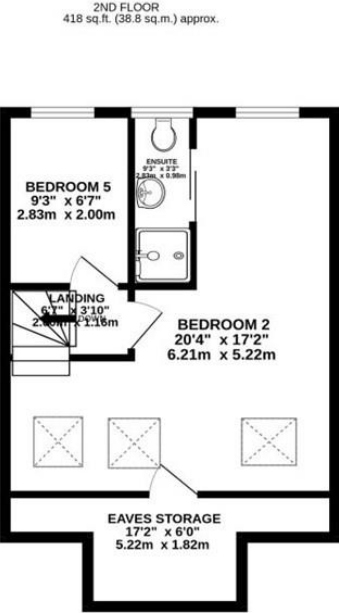
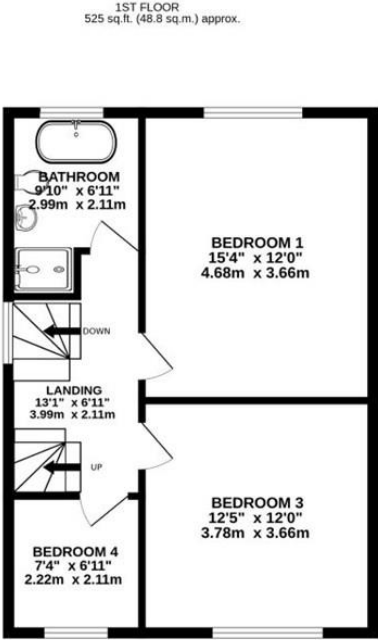
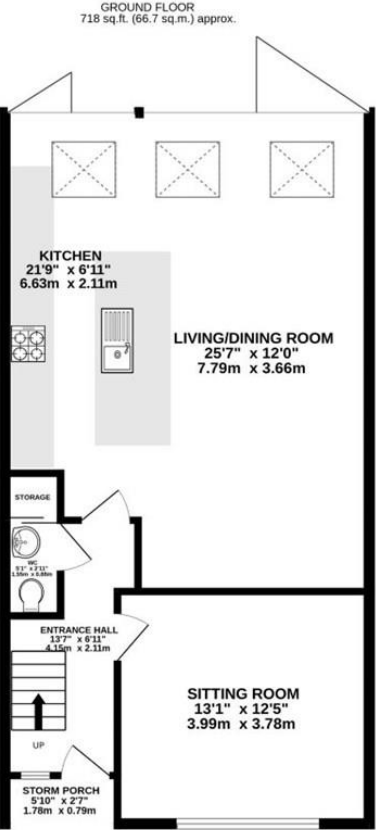
SOURCES OF FLOODING

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.



TOTAL FLOOR AREA : 1662 sq.ft. (154.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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