



**GASCOIGNE
HALMAN**

Churchwood Road, Didsbury
£550,000.00

THE AREA'S LEADING ESTATE AGENCY



A stunning and immaculately presented three bedroom period bay fronted terrace property which boasts well-presented accommodation throughout. Located only a short stroll from Didsbury Village with its array of local amenities and excellent transport links. The property has been refurbished and modernised by the current owners to provide a modern twist with ample original features. Measuring a highly impressive 1092 SQ FT over four floors of flexible accommodation.

Property details

- A Stunning and Spacious Period Terrace Property
- Boasting Stylish and Well-Presented Accommodation
- Bay Fronted Living Room, Large Dining Room and Modern Fitted Kitchen
- Three Good Sized Bedrooms and Two Contemporary Bathroom Suites
- Attractive Frontage and Rear Private Garden
- Located Moments From Didsbury Village with its Local Amenities and Excellent Transport Links



About this property

Internally the property comprises of; a welcoming entrance hallway with stained-glass period front door, a bay fronted living room complete with limestone fireplace with a marble hearth and engineered wood floorboards which lead to the open plan dining room. A modern fitted kitchen with oak worktops, ceramic Belfast sink and plantation shutters. A recently refitted three piece shower room completes the ground floor.

To the first floor the primary bedroom is particularly large in size. Bedroom three benefits from built in wardrobes. A recently refitted three piece bathroom suites serves all three bedrooms.

To the second floor there is a further spacious double bedroom with original floorboards and an attractive velux window.

A useful cellar chamber provides additional accommodation.

To the front of the property there is an attractive brick-walled frontage with Indian stone paving. To the rear there is a private brick-walled garden with Indian stone paving and raised beds with mature plants and trees.

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 and the property is within the catchment area of Parrswood High School.









DIRECTIONS

M20 6TZ

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

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

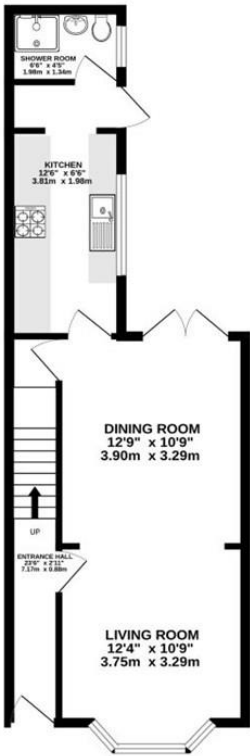
No

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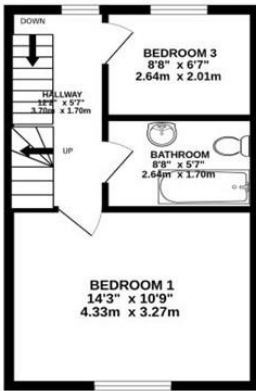
BASEMENT
175 sq.ft. (16.3 sq.m.) approx.



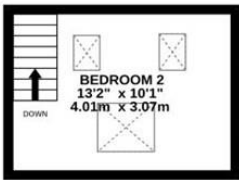
GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



2ND FLOOR
133 sq.ft. (12.3 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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