



**GASCOIGNE
HALMAN**

Winifred Road, Didsbury
Offers Over £385,000

THE AREA'S LEADING ESTATE AGENCY



A recently renovated well-presented and appointed Victorian mid terrace property with light and airy accommodation throughout. Situated on a quiet cul-de sac and located only moments from Didsbury village with its array of independent shops, bars, restaurants and excellent transport links, this property is ideal for a wide range of buyers including first time buyers and investors. Offered to the market with No Vendor Chain.

Property details

- Recently Renovated Spacious and Well Presented Victorian Terrace Property
- Located a Stone's Throw From Didsbury Village
- Two Large Reception Rooms and a Modern Fitted Kitchen
- Two Good Sized Double Bedrooms and a Stylish Three Piece Bathroom Suite
- Landscaped Rear Courtyard Garden
- Offered to the Market With No Vendor Chain



About this property

Internally the property comprises:- entrance hallway, a light and airy living room which benefits from a feature fireplace, a rear dining room with useful under stairs storage cupboard and french doors which overlook the rear garden. A modern fitted kitchen completes the ground floor.

To the first floor there are two good sized double bedrooms, the primary bedroom is particularly large in size and a stylish three piece bathroom suite serves both bedrooms.

Externally there is a pathway approaching the property. To the rear there is a landscaped rear courtyard garden with a well maintained loggia area, walled and fenced boundaries and gated access to a communal alleyway.

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 6WE

COUNCIL TAX BAND

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TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

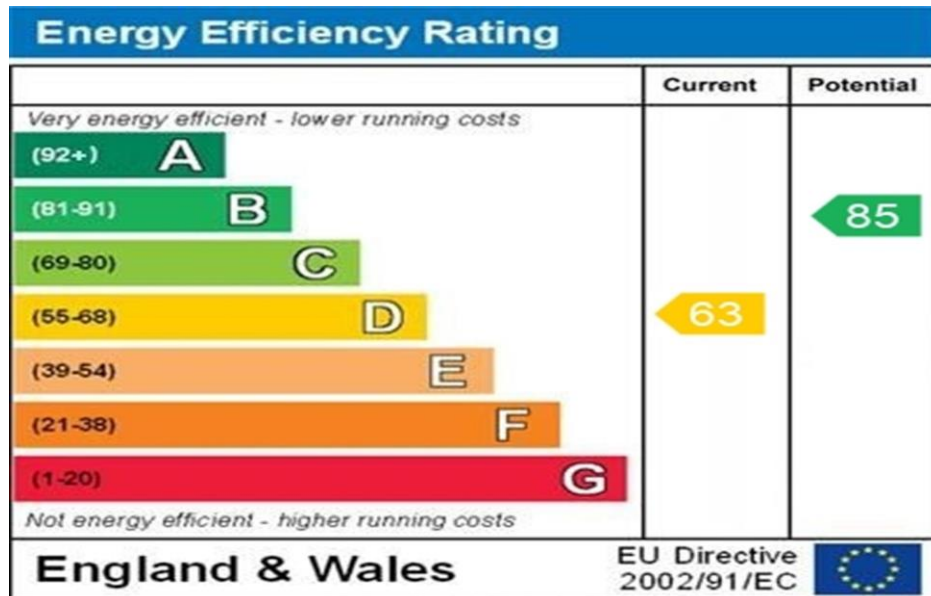
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

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

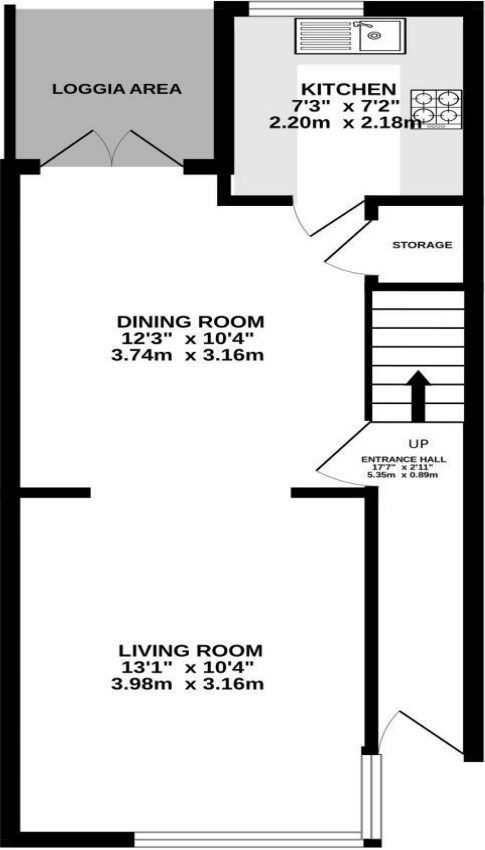
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

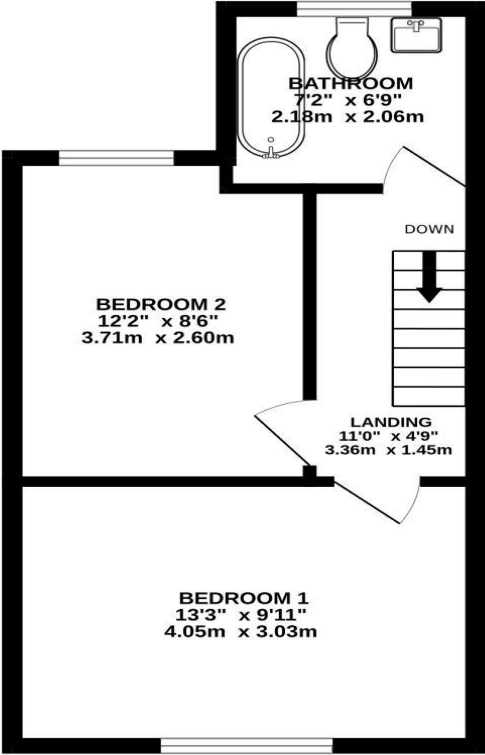
No

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.

GROUND FLOOR
370 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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