



**GASCOIGNE
HALMAN**

Saint Aldwyn's Road, West Didsbury
£850,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and spectacular double fronted Edwardian semi detached property situated within a highly desirable location in Didsbury and offers excellent accommodation over three floors. This is a rare opportunity to acquire a property within this location and requires modernisation. Measuring a highly impressive 2002 SQ FT this property is sure to impress and must be viewed to appreciate the accommodation on offer. Offered to the market with No Vendor Chain with off road parking for multiple vehicles and a Westerly facing garden.

Property details

- A Spacious Edwardian Bay Fronted Semi Detached Property
- Measuring a Highly Impressive 2002 SQ FT Over Three Floors
- In Need of Modernisation and Ideal for any Buyer Looking to Add Their Own Stamp
- Three Large Reception Rooms and a Fitted Kitchen
- Five Good Sized Double Bedrooms and Two Stylish Bathroom Suites
- Off Road Parking for Multiple Vehicles, Detached Garage and a Westerly Facing Garden
- Located Within Walking Distance to Both Didsbury and West Didsbury Villages
- Offered To The Market With No Vendor Chain



About this property

Internally the accommodation comprises of a grand entrance hallway with recently refitted, stylish shower room/utility room. Two large, light and airy receptions room. The living room benefits from a bay fronted window with attractive stain glass and high ceilings. The sitting room boasts a feature fireplace and further stain glass windows. A generous dining room with useful storage cupboard and fitted kitchen complete the ground floor.

To the first floor there are three good sized double bedrooms, all bedrooms offer an array of original features. A stunning four piece refurbished bathroom suite and a separate W/C serve all three bedrooms.

To the second floor there is a further two double bedrooms and a spacious landing with an attractive sky light.

Externally to the front the property is gated and offers off road parking for multiple vehicles, a secure gate provides access to the Westerly facing garden which contains a detached garage.

Offered to the market with No Vendor Chain.

There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Burton Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages. The Metrolink Station on Lapwing Lane will provide easier access into Manchester City Centre and the Media City.





DIRECTIONS

M20 3JF

COUNCIL TAX BAND

F

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

None

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

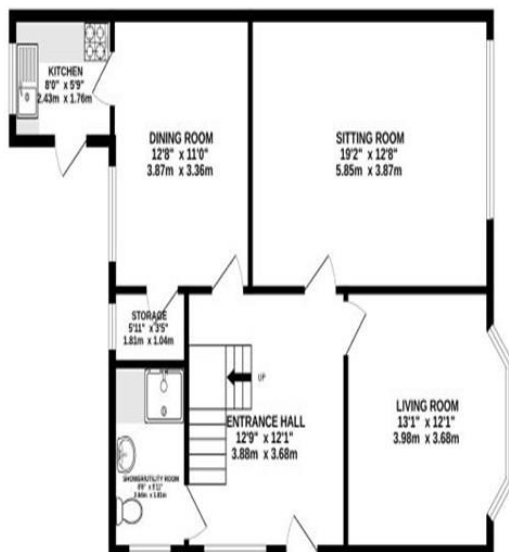
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

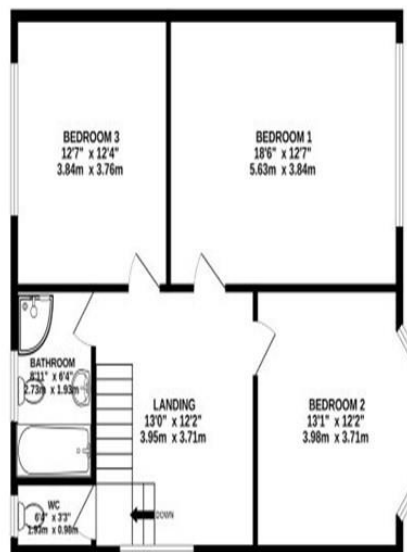
No

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.

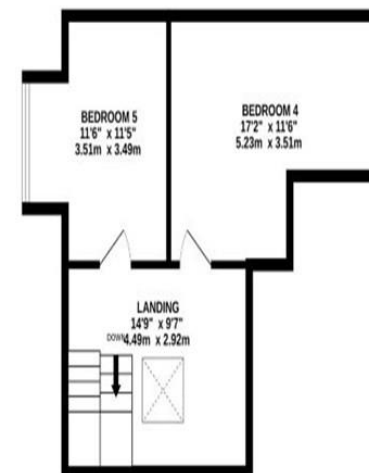
GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



2ND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 2002 sq.ft. (186.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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