



**GASCOIGNE
HALMAN**

Palatine Road, West Didsbury
£1,100,000.00

THE AREA'S LEADING ESTATE AGENCY



The Hollies is set within an enviable position in West Didsbury and offers easy access to both Didsbury and West Didsbury Villages with their array of independent shops, bars, restaurants and excellent transport links. A luxurious property which measures a highly impressive 2282 SQFT over three floors of stylish accommodation and boasts a stunning finish and epitomises modern everyday family living. Offered to the market with No Vendor Chain.

Property details

- A Stunning and Immaculately Presented Bay Fronted Semi Detached Property
- Boasting Over 2800 SQ FT of Luxurious Accommodation
- Located Only Moments From Both Didsbury and West Didsbury Villages
- Bay Fronted Living Room and an Exquisite Modern Open Plan Living Dining Kitchen
- Five Good Sized Bedrooms, Two En Suite Bathrooms and a Stylish Family Bathroom
- Off Road Parking and a Private Westerly Facing Garden
- Offered to the Market with No Vendor Chain
- Viewing Highly Recommended



About this property

Internally the property comprises:- welcoming entrance hallway which leads to a large bay fronted living room. while the rear of the property is dedicated to a spectacular open-plan kitchen, dining, and living area. Expansive floor-to-ceiling and bi-folding doors open directly onto the garden, creating a seamless flow of natural light and effortless indoor-outdoor living. The kitchen itself is finished to an uncompromising standard with sleek cabinetry, a central island with breakfast bar seating, and premium integrated appliances, a utility room completes the ground floor.

To the first floor there are three good sized, light and airy double bedrooms. Bedroom two is located at the front of the property and benefits from a bay fronted window and stylish en suite shower room. A contemporary three piece bathroom suite serves the other two bedrooms.

The second floor is home to a magnificent principal suite, comprising a large bedroom, a dedicated dressing room, and en-suite bathroom with walk-in shower, and freestanding bath with attractive sky light. A double bedroom with a further sky light completes the internal accommodation.

Externally there is off road parking for multiple vehicles, a landscaped rear Westerly facing garden private with fenced boundaries and a patio area which is ideal for al fresco dining.

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 2QH

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.

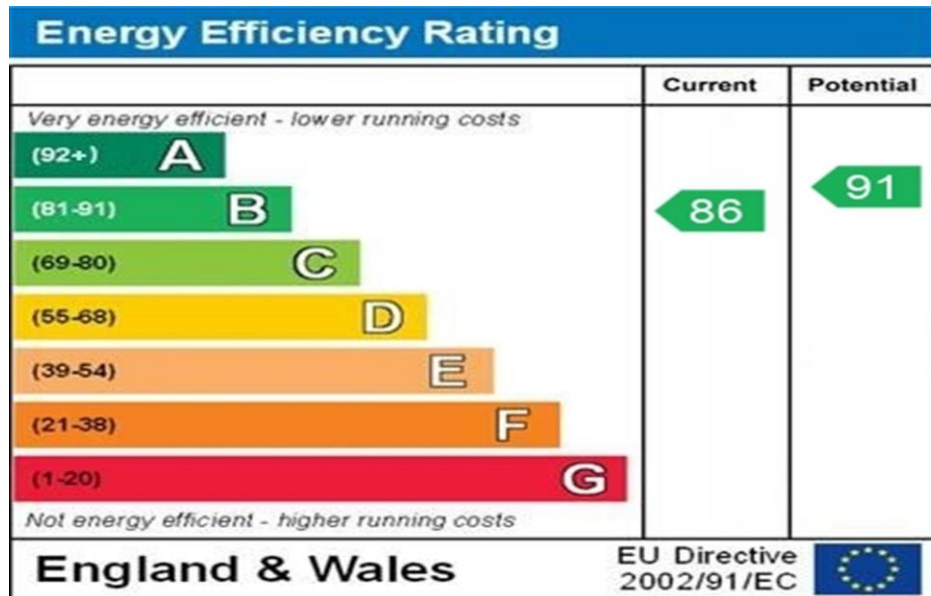
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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?

Yes

SOURCES OF FLOODING

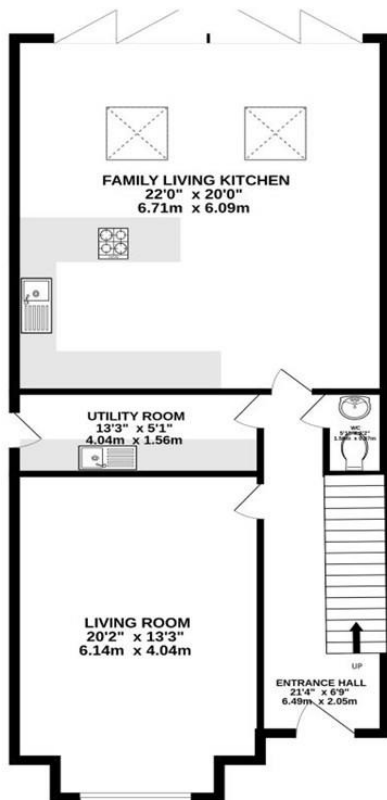
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

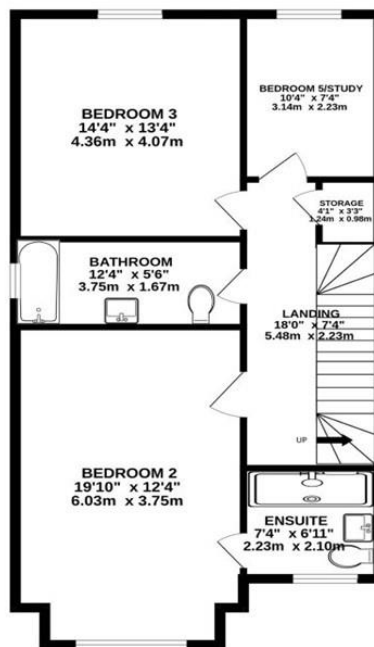
No

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.

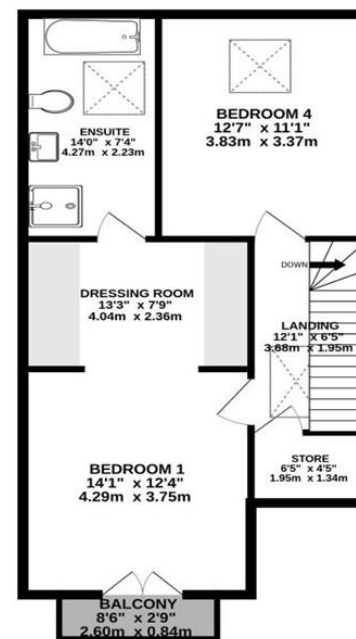
GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



2ND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 2282 sq.ft. (212.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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