



**GASCOIGNE
HALMAN**

Essex Avenue, Didsbury
£850,000.00

THE AREA'S LEADING ESTATE AGENCY



A well-presented and spacious, bay fronted semi detached property located on a highly popular but quiet cul de sac location with easy access to both Didsbury and West Didsbury Villages and Fog Lane Park. Boasting spacious accommodation over three floors and measuring a highly impressive 1864 SQ FT. With off road parking for two vehicles plus additional on street parking to the front of the property and a private landscaped garden with access to a detached garage to the rear.

Property details

- A Spacious and Well-Presented Bay Fronted Semi Detached Property
- Measuring a Highly Impressive 1864 SQ FT Over Three Floors
- Two Large Reception Rooms and a Modern Fitted Kitchen
- Five Good Sized Bedrooms and Three Stylish Bathroom Suites
- Off Road Parking and a Private and Landscaped Rear Garden
- Located Close to Both Didsbury, West Didsbury Villages and Fog Lane Park



About this property

Internally the property comprises:- welcoming entrance hallway with useful under stairs storage and a downstairs W/C. A large bay fronted living room. A modern fitted kitchen with integrated appliances. A light and airy dining room with sliding doors overlooking the rear garden, completes the ground floor.

To the first floor there are three bedrooms, the principal bedroom benefits from a stylish three piece en suite and a walk-in wardrobe, with further built in wardrobes. Both bedroom two and five both offer built in wardrobes. A contemporary three family bathroom serves the other two bedrooms on the first floor.

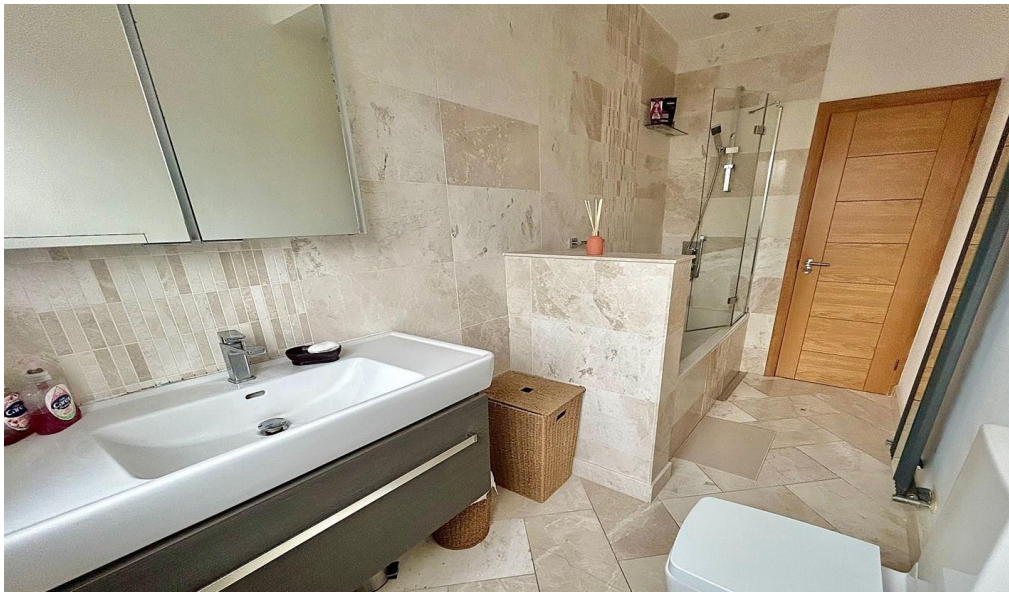
To the second floor there is a further two double bedrooms and a three-piece shower room serves both bedrooms.

Externally to the front there is a driveway providing parking for two vehicles, in addition to on street parking. A secure gate provides access to the private and landscaped rear garden with access to a detached garage.

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 6AN

COUNCIL TAX BAND

E

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 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

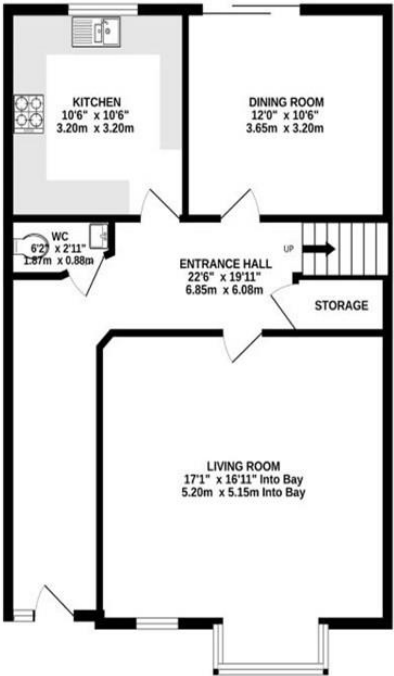
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

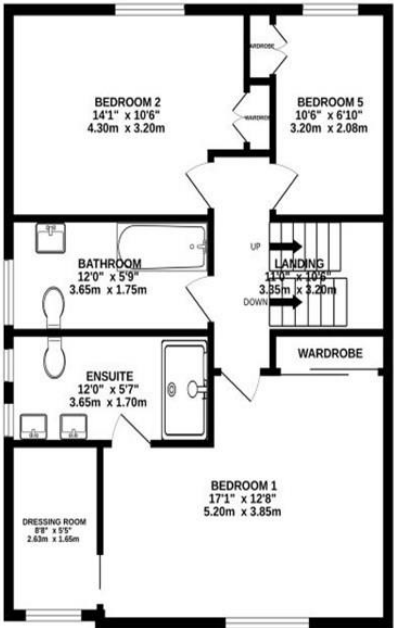
No

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.

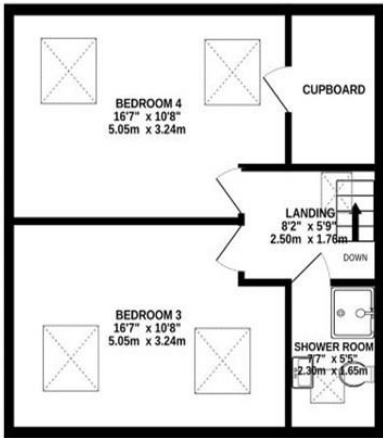
GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



2ND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1864 sq.ft. (173.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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