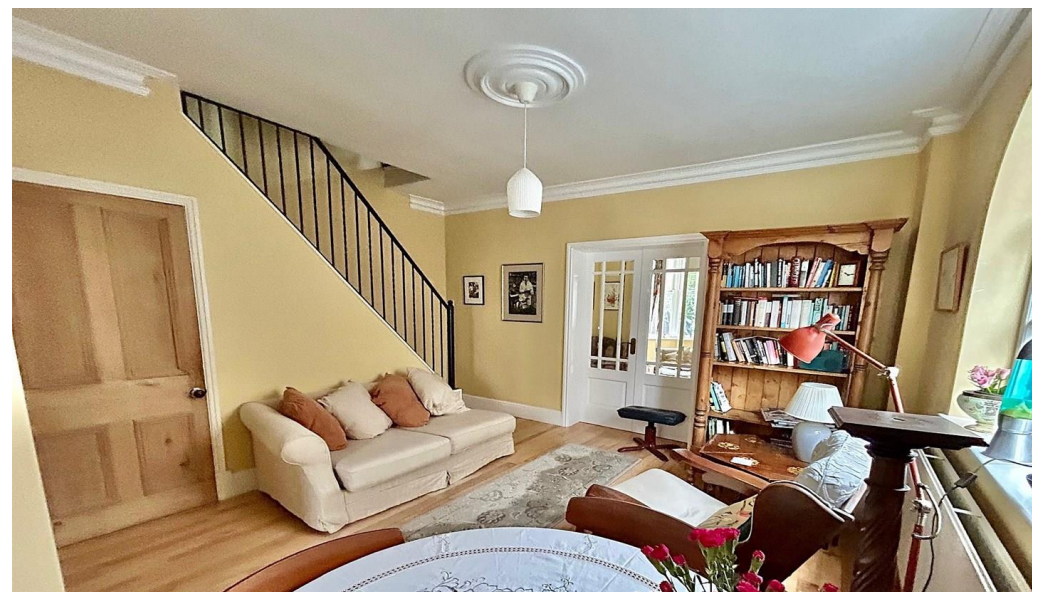




**GASCOIGNE
HALMAN**

Lidgate Grove, Didsbury
£525,000.00

THE AREA'S LEADING ESTATE AGENCY



A truly stunning and immaculately presented Victorian terrace property located in the heart of Didsbury only moments from the village High Street with its array of shops, bars, restaurants and transport links. The property offers well-appointed and considered accommodation over three floors measuring an impressive 1488 sq ft. The location is quiet and secluded and there is a welcoming yard as well as a generous south facing garden with lawned and graveled zones, complete with paved patio area with pergola, mature planting throughout and a newly built garden room.

Property details

- A Charming and Extended Period End Terrace Property Within the Heart of Didsbury Village
- Measuring a Highly Impressive 1488 SQ FT
- Spacious Bay Fronted Living Room, Light and Airy Dining Room and a Modern Fitted Kitchen
- Two Large Double Bedrooms and a Recently Refitted Three Piece Bathroom Suite
- Useful Cellars, Loft Room, Utility Room and Downstairs W/C
- Southerly Facing Landscaped Garden Complete with a Newly Built Garden Room
- Located in the Heart of Didsbury Village
- Internal Viewing Highly Recommended



About this property

In brief the accommodation comprises: stunning bay fronted living room with views out over the garden, double doors lead to a light and airy dining room which opens on to a modern fitted kitchen with Quooker tap. A useful utility room and downstairs W/C. The property also boasts good-size two chamber cellars accessed from the living room which offer the potential for further living accommodation.

To the first floor there are two good sized double bedrooms. The primary bedroom is particularly large in size and benefits from views overlooking the garden. Bedroom two boasts built in wardrobes. A recently refitted three piece bathroom suite serves both bedrooms.

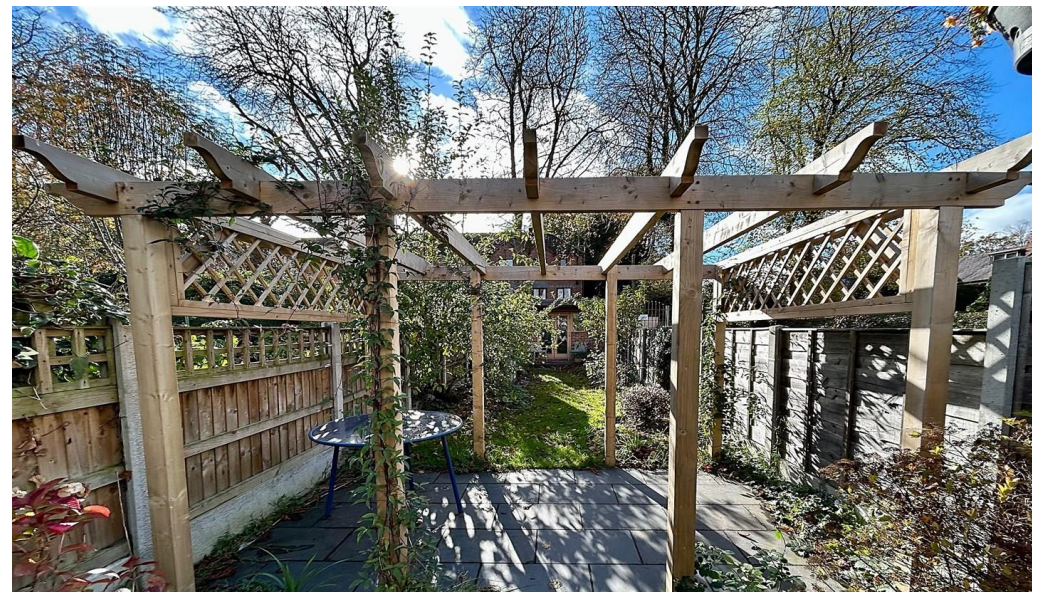
Door access from the landing to a pull down ladder leads you to a useful loft space which could be converted (STPP).

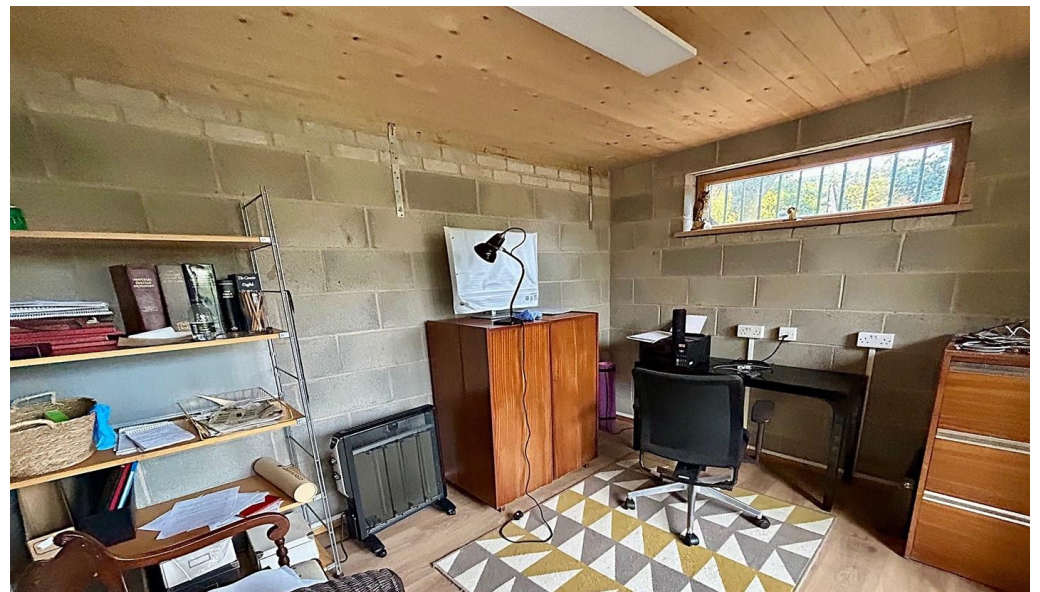
Externally the property is accessed from a quiet street onto a private courtyard area. To the other side there is a generous South facing landscaped garden with mature planting and a combination of fenced and hedged boundaries. The garden boasts three distinct areas including two separate seating areas, one of which is covered with a pergola, a lawned area and a newly built garden room.

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 6TS

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.

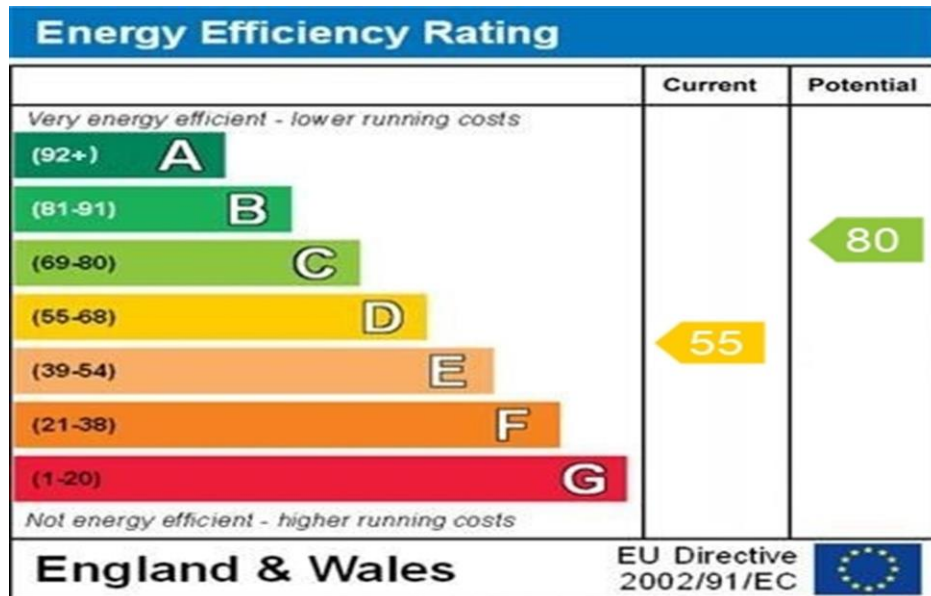
LOCAL AUTHORITY

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

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

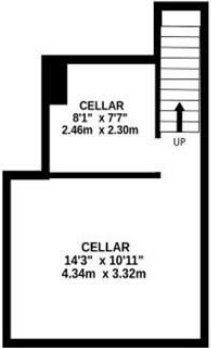
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

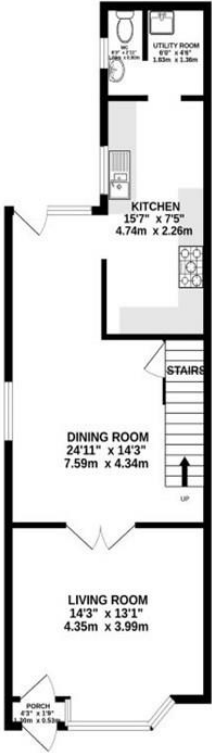
No

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.

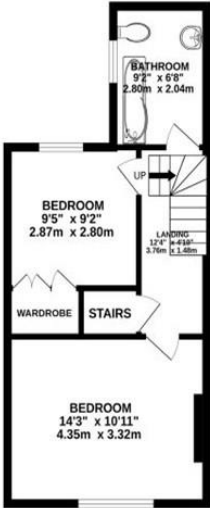
BASEMENT LEVEL
250 sq.ft. (23.2 sq.m.) approx.



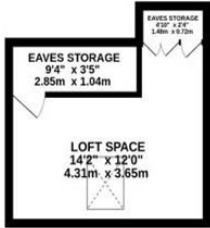
GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



2ND FLOOR
179 sq.ft. (16.7 sq.m.) approx.



GARDEN ROOM/OFFICE
95 sq.ft. (8.8 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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