



**GASCOIGNE
HALMAN**

Parkville Road, Didsbury
£550,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and well presented, extended three bedroom bay fronted semi detached property located on a highly desirable road, with easy access to both Didsbury and West Didsbury Villages with their array of independent shops, bars, restaurants and excellent transport links, as well as being situated next to Fog Lane Park and it's cafe. Boasting light and airy accommodation having been tastefully extended by the previous owners.

Property details

- A Well Presented and Appointed Bay Fronted Semi Detached Property
- Measuring a Highly Impressive 1229 SQ FT
- Three Large, Light and Airy Receptions Rooms, Modern Fitted Kitchen and a Utility Room
- Three Good Sized Bedrooms, Stylish Bathroom and Downstairs Shower Room
- Off Road Parking and a Generous Rear Private Southerly Facing Garden
- Located Next to Fog Lane Park and Both Didsbury and West Didsbury Villages



About this property

Internally the accommodation comprises: porch which opens to the entrance hallway. A bay fronted living room boasting a feature fireplace and a large dining room with sliding doors overlooking the rear private garden. A fitted breakfast kitchen complete with modern units and dual aspect windows. A useful study/office, utility room and downstairs shower room completes the ground floor.

To the first floor there are three good sized bedroom with the primary bedroom boasting built in wardrobes, a bay fronted window and being particularly large in size. Bedroom two offers built in wardrobes and a stylish three piece bathroom suite serves all three bedrooms.

Eternally to the front there is a gated entrance to off road parking, whilst to the rear of the property there is a private Southerly facing garden with mature plants and fenced boundaries.

Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Fog Lane Park is situated next to the property with it's cafe. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway or Wilmslow Road. 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, tram station and airport trainline. 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 a number of highly rated Secondary High Schools.











DIRECTIONS

M20 4TX

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

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

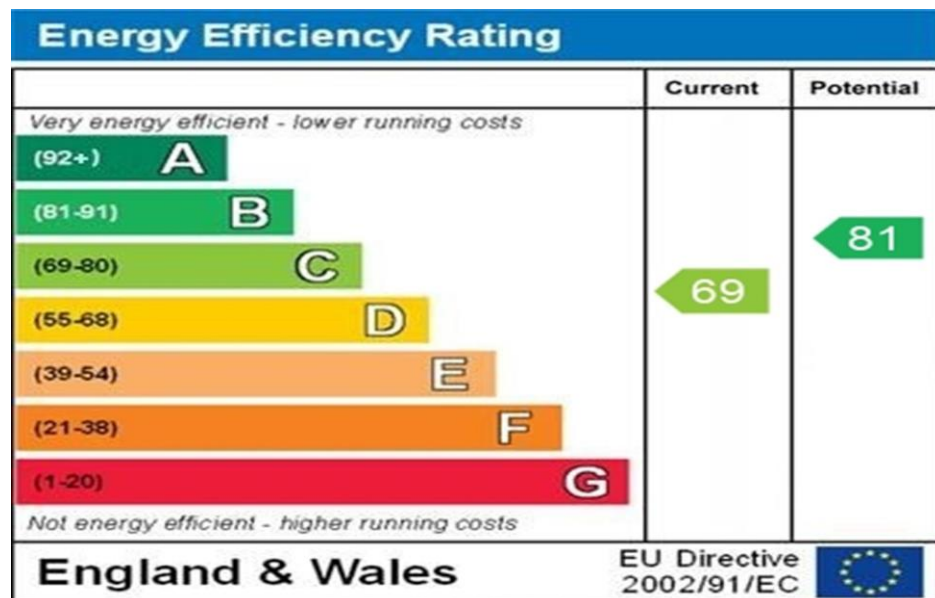
LOCAL AUTHORITY

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 cabinet

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

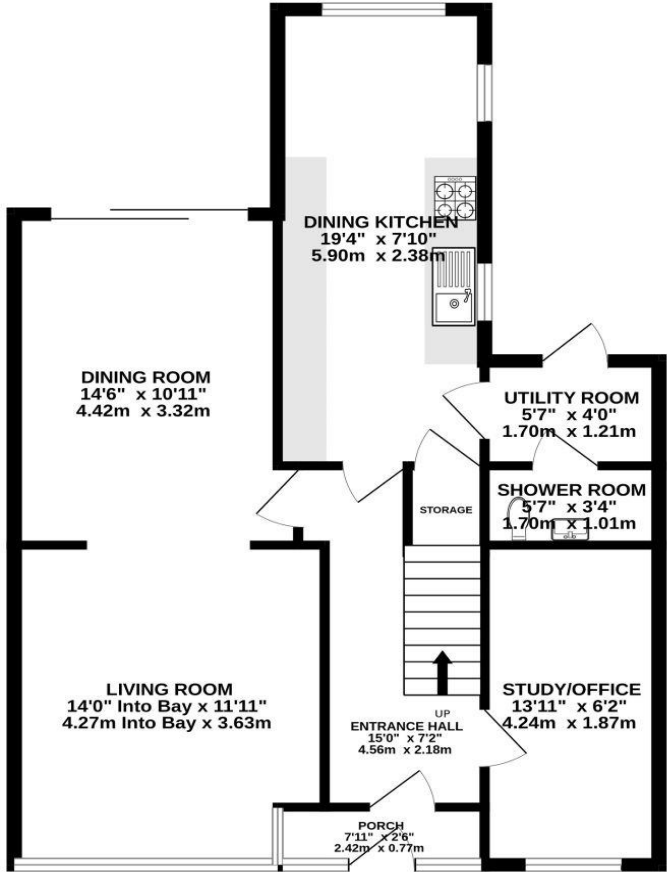
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

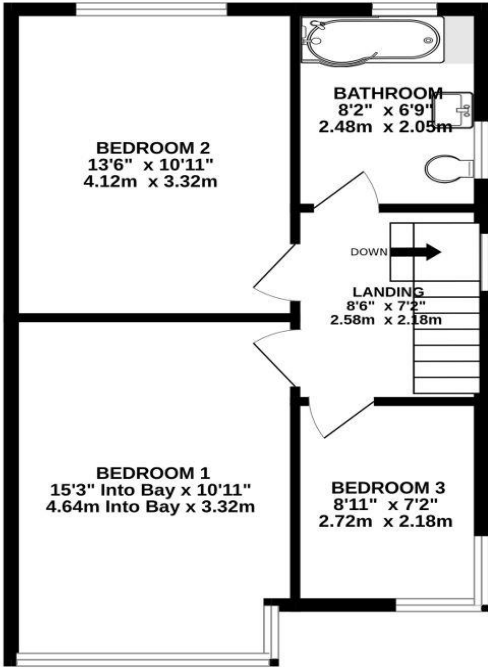
No

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GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.





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