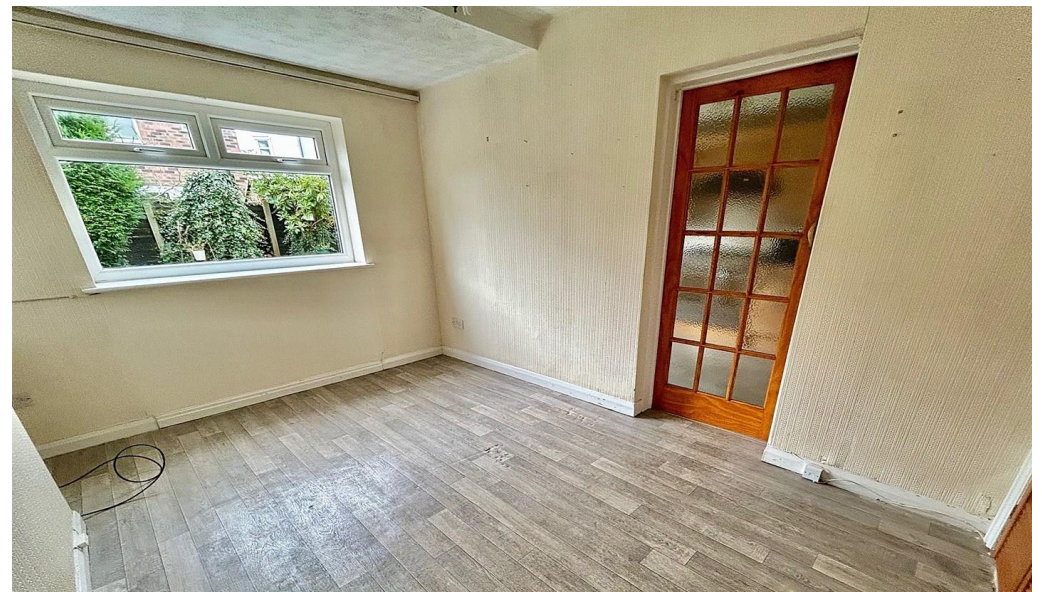




**GASCOIGNE
HALMAN**

Avalon Drive, East Didsbury
Offers Over £300,000

THE AREA'S LEADING ESTATE AGENCY



An extended and bay fronted three bedroom semi detached property located on a quiet cul de sac location within moments from excellent transport links, local amenities and Didsbury Village with its array of bars, restaurants and independent shops. The property is in need of modernisation and would be ideal for any buyer looking to add their own stamp and add value. Offering off road parking to the front and a landscaped rear Southerly facing garden. Offered to the market with No Vendor Chain.

Property details

- A Bay Fronted Semi Detached Property
- In Need Of Moderisation and Ideal for any Buyer Looking to Add Their Own Stamp
- Located on a Quiet Cul De Sac and Only Moments from Excellent Transport Links and Local Amenities
- Two Large Reception Rooms and Fitted Kitchen
- Three Good Sized Bedrooms and a Three Piece Shower Room
- Off Road Parking and a Southerly Facing Garden
- Offered with No Vendor Chain
- Viewing Highly Recommended



About this property

Internally the accommodation comprises:- porch which leads to a welcoming entrance hallway which contains a useful downstairs W/C. A bay fronted living room which boasts a healthy 21.5 feet in length with windows overlooking the rear garden. A fitted kitchen and light and airy dining room complete the ground floor.

To the first floor there are three good sized bedrooms with the primary bedroom benefiting from a bay fronted window. A three piece shower room serves all three bedrooms.

Externally to the front, the property is located on a quiet cul de sac with off road parking to the front, A secure gate provides access to the rear landscaped, Southerly facing garden with a patio area and fenced boundaries.

Offered to the market with No Vendor Chain.

There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Kingsway (A34) or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of Parrswood High School.









DIRECTIONS

M20 5WN

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.

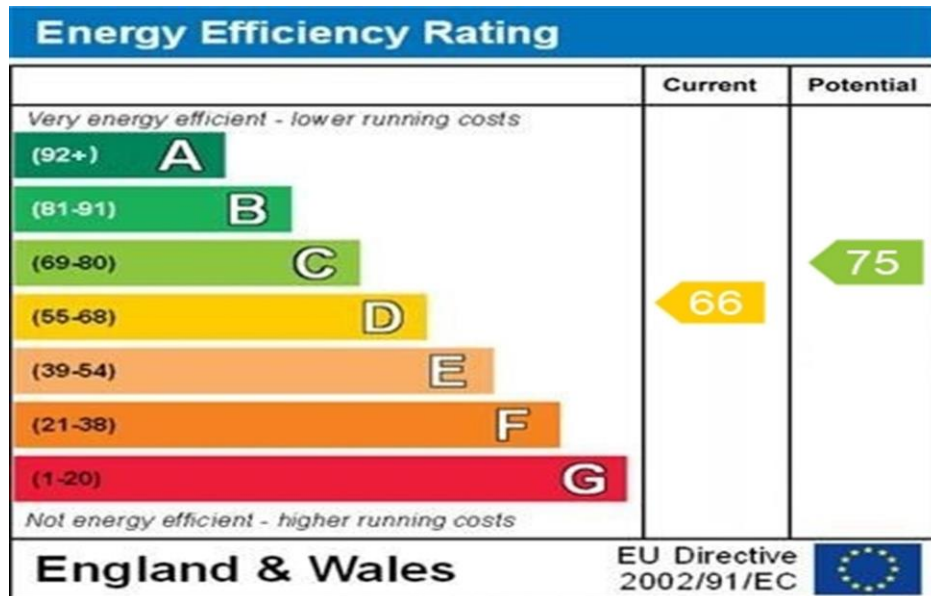
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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

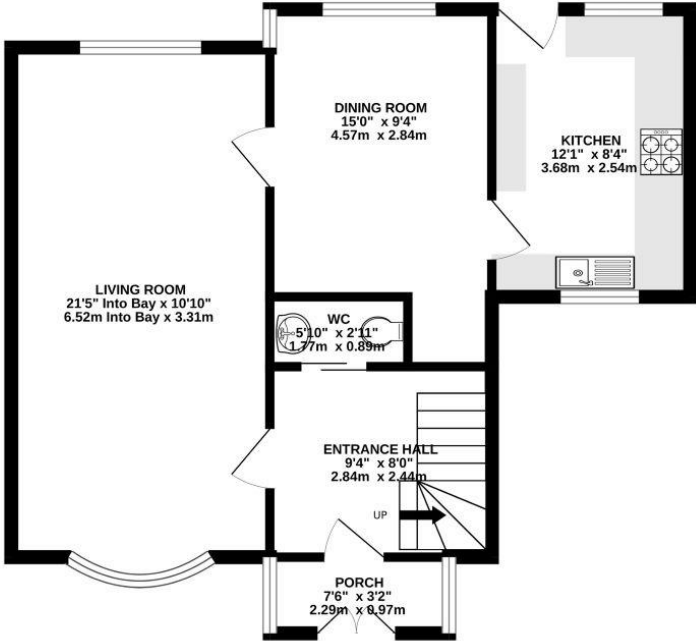
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

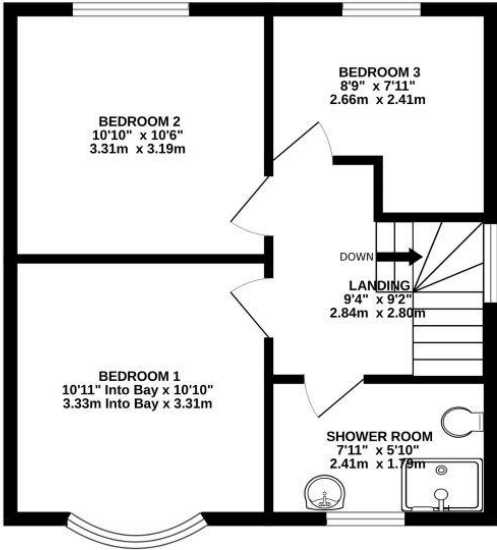
No

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GROUND FLOOR
575 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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THE AREA'S LEADING ESTATE AGENCY

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