



**GASCOIGNE  
HALMAN**

Pencarrow Close, Didsbury  
**£550,000.00**

THE AREA'S LEADING ESTATE AGENCY







An immaculately presented four bedroom, two bathroom, three storey semi detached modern town house situated on a select development in a quiet leafy enclave off Mersey Road between Didsbury and West Didsbury Villages. Having undergone a full refurbishment throughout to include a stylish kitchen and bathrooms as well as a stunning finish throughout. This property measures a highly impressive 1111 SQ FT and must be viewed to fully appreciate the accommodation on offer. Two allocated parking spaces and a private rear landscaped garden.

## Property details

- A Stunning and Stylish Modern, Semi Detached Townhouse
- Located in the Exclusive Pencarrow Close and Within Walking Distance to Both Didsbury and West Didsbury Villages
- Measuring a Highly Impressive 1111 SQ FT Over Three Floors
- Four Good Sized Bedrooms, Including a Remarkable Principal Suite and Two Contemporary Bathrooms
- Modern Fitted kitchen and a Large Living Room
- Two Allocated Parking Spaces and a Landscaped Rear Private Garden
- Recently Renovated By The Current Owners
- Must Be Viewed to Appreciate the Accommodation on Offer



## About this property

Tucked away off Mersey Road, Pencarrow Close is a modern development offering a secluded and quiet setting, yet with the convenience of being within easy walking distance of Didsbury and West Didsbury Villages.

With bright and spacious accommodation throughout, this three story semi detached town house comprises to the ground floor: entrance hallway which benefits from solid oak flooring throughout and useful understairs storage drawers and cupboard, a dining room/bedroom four and a superb breakfast kitchen with an array of integrated appliances and double patio doors leading out on to the rear garden.

To the first floor there is a large living room complete with TermaTech wood burning stove and bespoke storage cupboards. A spacious double bedroom can also be found on this floor. The landing offers additional space which is ideal for a home office. To the second floor you are greeted by the primary bedroom with luxury and newly fitted en-suite shower room and built in wardrobes. as well as a further double bedroom and a beautiful fitted family bathroom

Externally there are two allocated parking spaces to the front and communal landscaped areas. A secure gate provides access to the good sized private garden. This has been recently landscaped and features two seating areas with London Stone tiles and a brick built BBQ area.

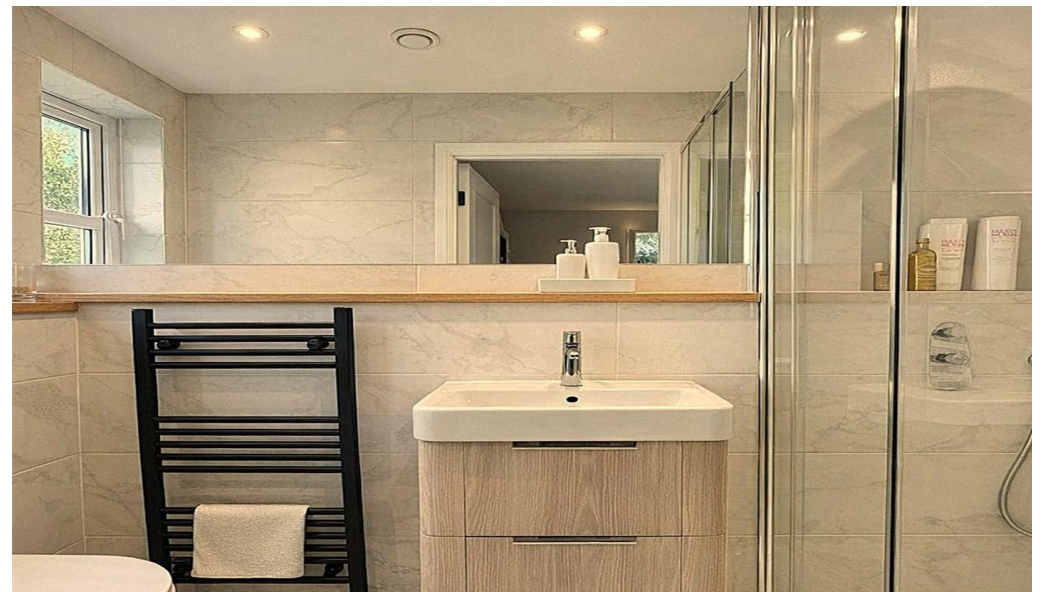
Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester 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 2PS

## 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.

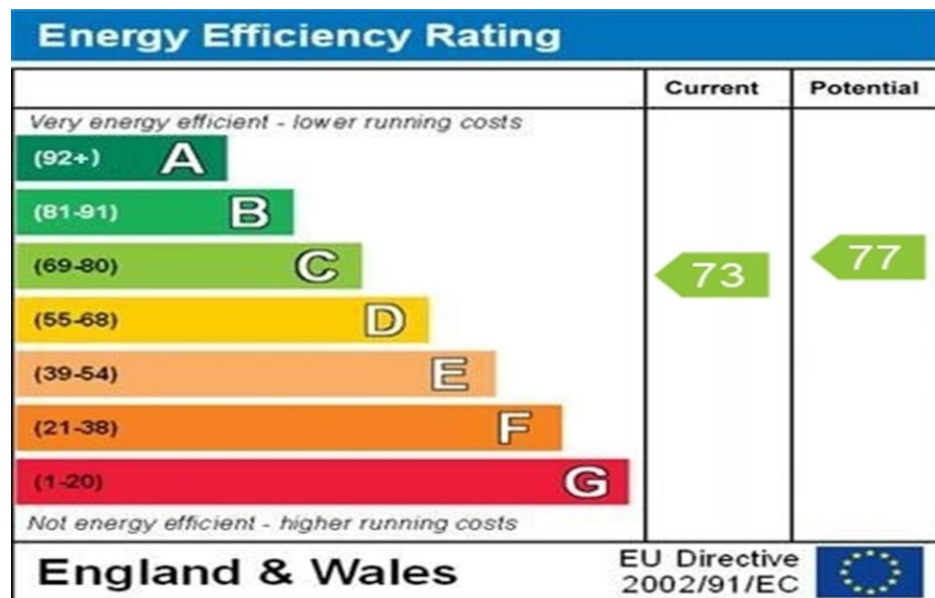
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



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

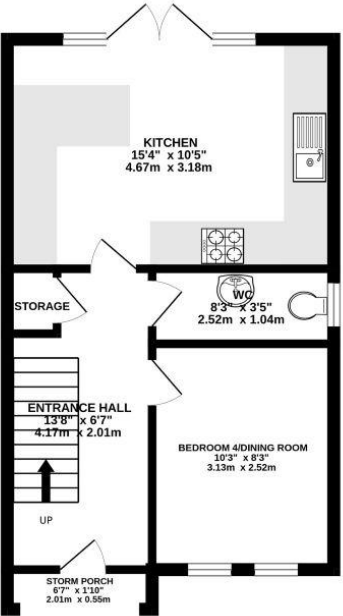
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

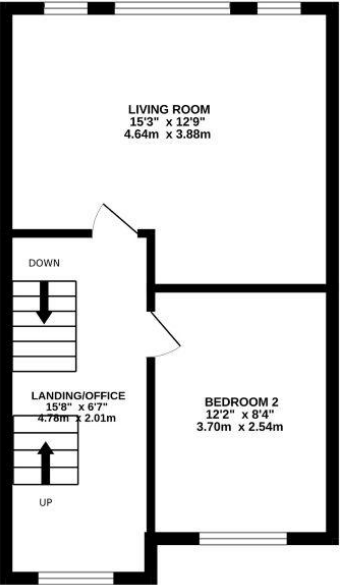
NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (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.



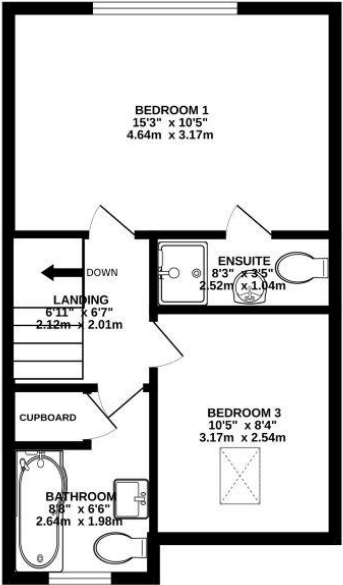
GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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