



**GASCOIGNE
HALMAN**

MELLINGTON AVENUE, EAST DIDSBURY

THE AREAS LEADING ESTATE AGENT



MELLINGTON AVENUE, EAST DIDSBURY

£625,000.00

A superb bay-fronted semi-detached property boasting thoughtfully extended accommodation to create a spacious (1820 sq ft) and stylish family home on a popular residential road. The property is presented to a high standard throughout and offers four double bedrooms, two modern bathrooms including an en-suite to the main bedroom, two reception rooms, good-size study, utility room, and a stunning extended dining kitchen, with central island, granite work surfaces and integrated Neff appliances. The property also comes with off-road parking and a large attractive, landscaped rear garden with leafy outlook. Ideally located close to Didsbury village, local train station and Metrolink for the commuter.

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.





Thoughtfully Extended Semi-Detached Property

Well-Presented Modern Interior

Four Double Bedrooms

Two Stylish Bathrooms

Three Reception Rooms

Superb Extended Dining Kitchen

Attractive Large Lanscaped Rear Garden

Convenient Location Close To Didsbury And Schools



MELLINGTON AVENUE | EAST DIDSBURY

Mellington Avenue is a popular residential road only a short distance to Didsbury village and reputable schools. This impressive property offers superb internal space having been tastefully extended by its current owner boasting excellent proportions and a high quality finish throughout, making it the perfect family home for those who want a substantial, stylish property.

The property offers a healthy 1820 Sq ft and internally comprises; large welcoming entrance hallway with downstairs shower and utility room., front private study, good-size living room with attractive bay-window with double doors leading to the separate sitting room. A truly superb extended dining kitchen with central Island, Neff appliances, granite work surfaces and bi-fold doors opening to the rear garden completes the ground floor accommodation.

To the first floor there are four double bedrooms with the main bedroom offering a modern refitted en-suite with quality fittings. A further large stylish family bathroom with whirlpool Jacuzzi bath and double shower cubicle serves the other three bedrooms. Externally to the front there is a driveway providing off-road parking whilst to the rear there is a beautiful large landscaped garden with tiled patio and raised wooden decked area perfect for Al fresco dining.

The property enjoys a sought after location close to all major transport links, Parris Wood leisure complex and gives easy access to Manchester city centre.

DIRECTIONS

M20 5WE







**IN FURTHER DETAIL THE ACCOMMODATION
COMPRISES**

GROUND FLOOR

ENTRANCE HALLWAY

6.78m(22'3") x 2.39m(7'10")

STUDY

3.58m(11'9") x 2.13m(7'0")

LIVING ROOM

4.01m(13'2") into bay x 3.40m(11'2")

SITTING ROOM

4.32m(14'2") x 3.40m(11'2")

DINING ROOM

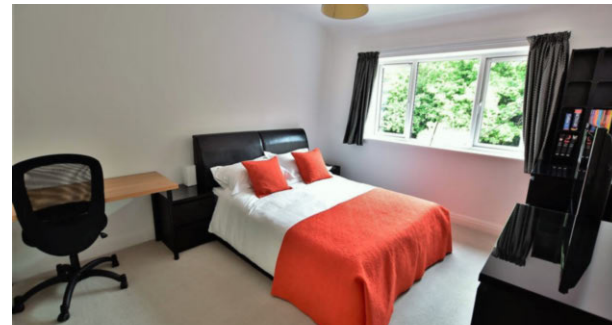
3.96m(13'0") x 3.40m(11'2")

KITCHEN

5.21m(17'1") x 4.52m(14'10")

SHOWER ROOM

2.18m(7'2") x 1.17m(3'10")



UTILITY ROOM

2.18m(7'2") x 2.13m(7'0")

WC

3'4 (1.02m) x 7'0 (2.13m)

BEDROOM 1

14'4 (4.37m) x 11'2 (3.4m)

EN-SUITE

8'10 (2.69m) x 7'6 (2.29m)

BEDROOM 2

14'10 (4.52m) x 10'5 (3.18m)

BEDROOM 3

13'6 (4.11m) x 11'2 (3.4m)



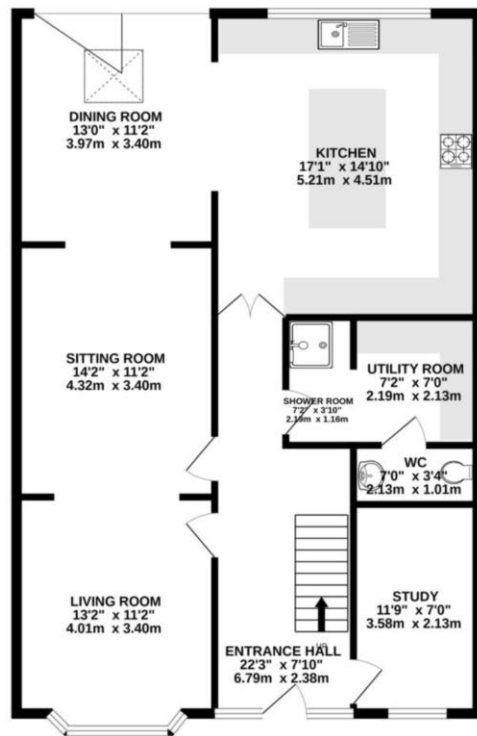
BEDROOM 4

11'7 (3.53m) x 11'6 (3.51m)

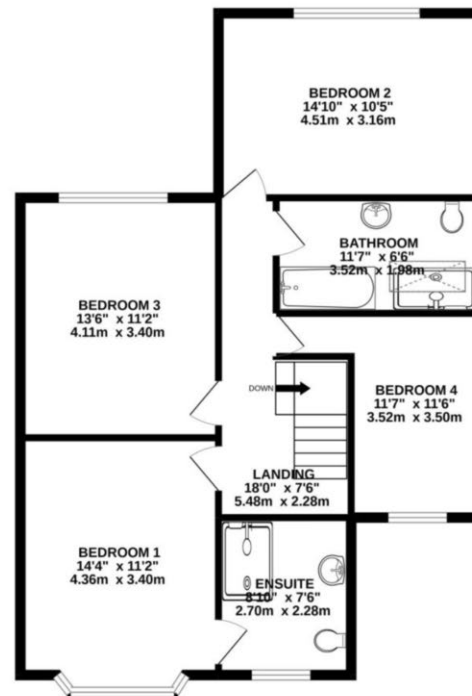
BATHROOM

6'6 (1.98m) x 11'7 (3.53m)

GROUND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.

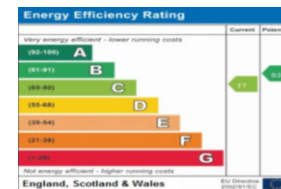


1ST FLOOR
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA: 1820 sq.ft. (169.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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