

Price £410,000

JP&Brimelow
SALES



*126 Didsbury Gate,
Housman Crescent, West Didsbury, M20 2JP*

Didsbury

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DESCRIPTION

A beautifully presented three double bedroomed townhouse, located in one of Didsbury's most popular gated developments 'Didsbury Gate'. Just a short stroll from the bars and restaurants of Burton Road and providing easy access to the Metro link. In brief, this immaculate property comprises; entrance hall, lounge/diner with French doors opening to the rear garden, breakfast kitchen and W.C to the ground floor. The first floor reveals, a family bathroom and two double bedrooms, with the master boasting an ensuite. Finally the second floor offers a further double bedroom with ensuite and private balcony. Boasting UPVC double glazing throughout, gated underground parking, three double bedrooms, south facing garden and a central West Didsbury location. Viewing is highly recommended.

DIRECTIONS

From our Didsbury office turn left and proceed along Wilmslow Road in the direction of Withington turning left at the first set of traffic lights into Barlow Moor Road. Proceed along Barlow Moor Road crossing over the traffic lights at the junction of Palatine Road and then taking the fourth turning on the right hand side into Burton Road. Once into Burton Road take the second turning on the left hand side into Nell Lane. Continuing down Nell Lane where Didsbury Gate can be found on the right hand side.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

ENTRANCE HALL

A welcoming entrance hall entered via solid door with double glazed insert. Ceiling light point. Intercom. Radiator. Wood laminate flooring. Stairs rising to first floor. Timber doors with chrome handles open to;

LOUNGE/DINER

A generously sized lounge/diner bathed in light from UPVC double glazed French doors opening to the rear garden. Ceiling light points. Television and telephone points. Two radiators.

BREAKFAST KITCHEN

Fitted with a comprehensive range of base and eye level timber units with roll top working surfaces met by splash back tiling. Inset stainless steel sink with drainer and mixer tap over. Integrated appliances include; dishwasher, washer/dryer, fridge/freezer and electric oven with four ring electric hob and stainless steel extractor hood over. Ceiling and unit spotlights. UPVC double glazed window to the front aspect. Radiator. Wood laminate flooring.

W.C

Partially tiled and fitted with a modern two piece suite comprising; pedestal hand wash basin with mixer tap and low flush W.C. Radiator. Ceiling light point. Extractor unit. Wood laminate flooring.

FIRST FLOOR LANDING

Ceiling light point. Radiator. Stairs rising to the first floor. Timber doors with chrome handles open to;

MASTER BEDROOM

A good sized double bedroom with ample fitted wardrobes. Ceiling light point. UPVC double glazed window to the rear aspect. Radiator. Television and telephone points. Timber door with chrome handle opens to;

ENSUITE

Partially tiled and fitted with a three piece suite comprising; double shower with glass screen, pedestal hand wash basin with mixer tap over and low flush WC. Heated chrome towel rail. Ceiling light point. Extractor unit.

FAMILY BATHROOM

Partially tiled and fitted with a three piece suite comprising; panelled bath with mixer tap/shower, pedestal hand wash basin with mixer over and low flush W.C. Heated chrome towel rail. Ceiling light point. Extractor unit.

BEDROOM THREE

A further good sized double bedroom with useful fitted shelving. Large UPVC double glazed window to the front aspect. Ceiling light point. Ceiling light point. Radiator. Television and telephone points.

SECOND FLOOR LANDING

Ceiling light point. Radiator. Access to airing cupboard housing water tank. Timber door with chrome handle opens to;

BEDROOM TWO

An Impressive double bedroom with UPVC double glazed French doors opening to a charming southerly facing balcony. Ceiling light point. Television and telephone points. Radiator. Fitted wardrobe. Timber door with chrome handle opens to;

ENSUITE

A modern shower room fitted with a three piece suite comprising; double shower with glass screen, pedestal hand wash basin with mixer tap over and low flush WC. Heated chrome towel rail. Ceiling light point. Extractor unit. UPVC double glazed window to the front aspect. Access to storage cupboard.

EXTERNALLY

The property is located in breathtaking communal grounds and offers; a private south facing garden to its rear and allocated underground parking for two vehicles.

TENURE

ASSESSMENT

Council Tax Band

JP & Brimelow

SALES

JP & BRIMELOW MONEY

At JP & Brimelow we offer a fully Independent advice service dedicated to finding you the best financial solution to meet your current and future financial needs and goals.

DISCLAIMER

Your home may be repossessed if you do not keep up the payments on your mortgage.

VIEWING

By appointment through the Agent on 0161 448 0622

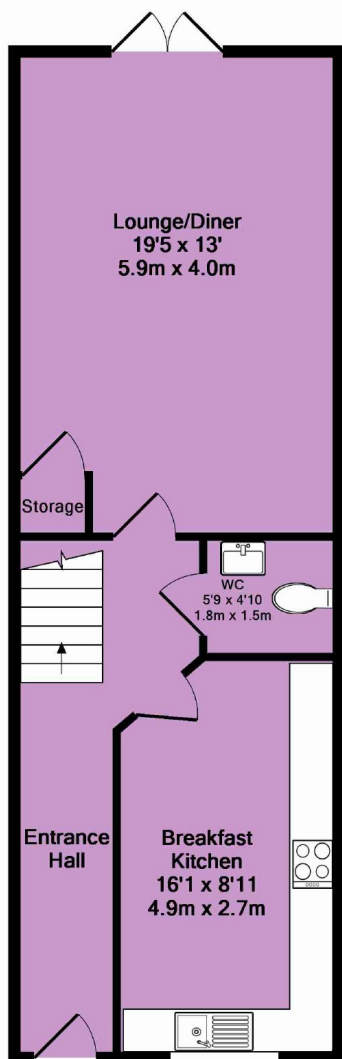


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	71	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

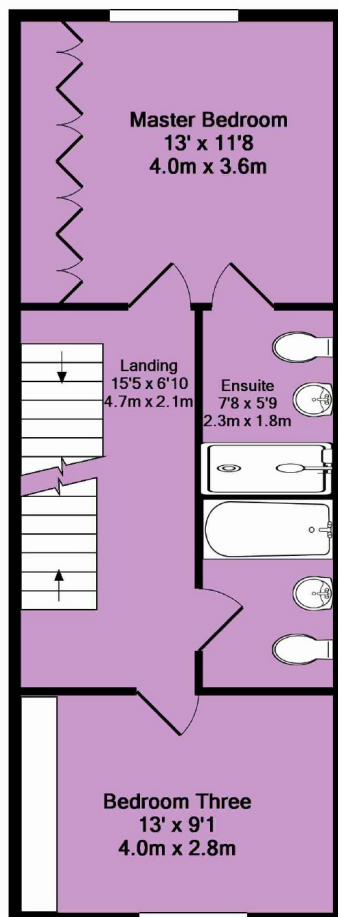
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	74	74
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

FLOOR PLANS

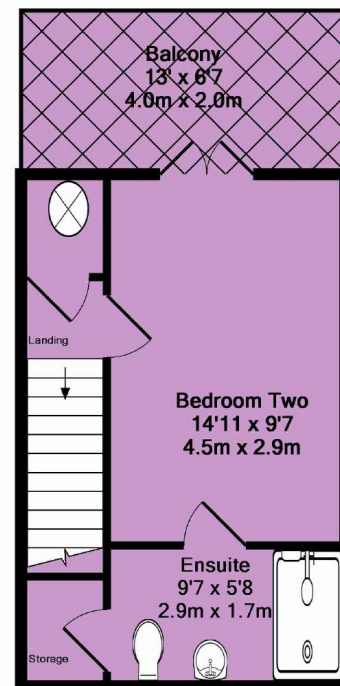
Not to Scale. For Illustration purposes only



Ground Floor
Approx. Floor
Area 526 Sq.Ft.
(48.8 Sq.M.)



1st Floor
Approx. Floor
Area 472 Sq.Ft.
(43.8 Sq.M.)



2nd Floor
Approx. Floor
Area 268 Sq.Ft.
(24.9 Sq.M.)

Total Approx. Floor Area 1265 Sq.Ft. (117.5 Sq.M.)
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