



**GASCOIGNE
HALMAN**

Cranmer Road, Didsbury
£795,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and beautifully presented period semi detached property located on one of Didsbury's most sought after and attractive roads. A quiet cul-de-sac that benefits from being only moments from Didsbury, West Didsbury villages as well as Fog Lane Park. Measuring a highly impressive 1614 SQ FT of extended accommodation, with further potential to extend (STPP). The property offers two large reception rooms, extended dining kitchen, four good sized double bedrooms and a three-piece family bathroom. Off road parking to the front and a generous rear garden.

Property details

- A Beautifully Presented Period Semi Detached Property
- Measuring a Highly Impressive 1614 SQ FT
- Two Large Reception Rooms and a Modern Fitted, Extended Dining Kitchen
- Four Good Sized Bedrooms and a Stylish Three-Piece Bathroom Suite
- Off Road Parking and a Landscaped South East Facing Garden
- Quiet Cul De Sac Location Only Moments from Didsbury Village and Excellent Transport Links



About this property

Internally the property comprises of a porch which leads to a welcoming entrance hallway with under stairs W/C and useful storage cupboard. A bay fronted sitting room with an attractive feature fireplace. A rear living room with a further feature fireplace and access to the rear garden. A modern fitted, extended dining kitchen complete with a central island and French doors which allow an abundance of natural light completes the ground floor.

To the first floor there are four good sized double bedrooms, the principal bedroom is located to the front of the property containing a bay fronted window and built in wardrobe. Bedroom two also offers an attractive bay window with views over the garden. A stylish three-piece bathroom suite serves all four bedrooms.

Externally to the front there is off road parking and a well-kept lawned area. Gated access leads to the rear landscaped South East facing garden with a detached garage.

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 Parris Wood High School.











DIRECTIONS

M20 6AW

COUNCIL TAX BAND

F

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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?

No

SOURCES OF FLOODING

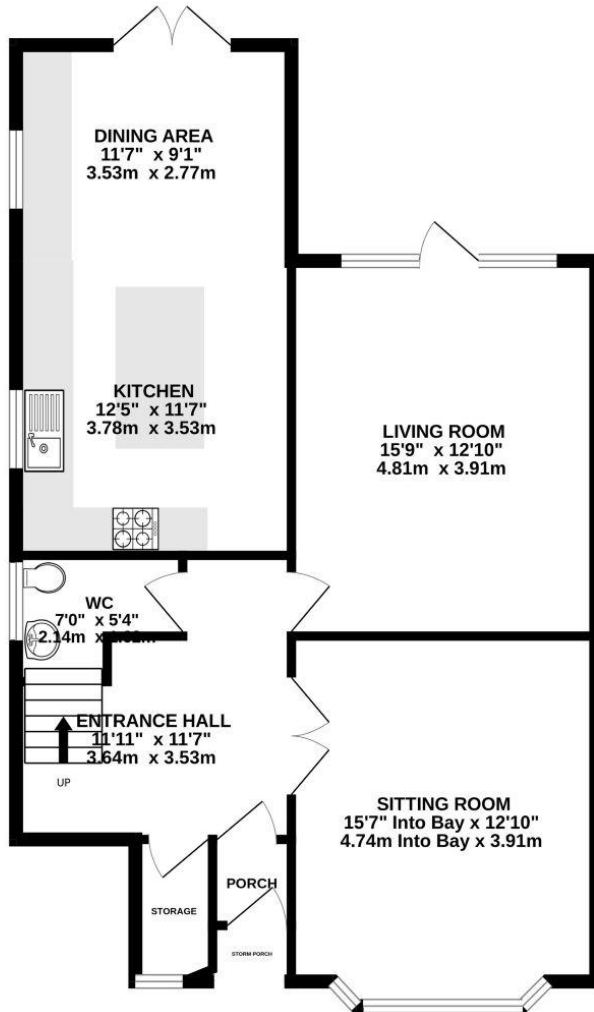
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

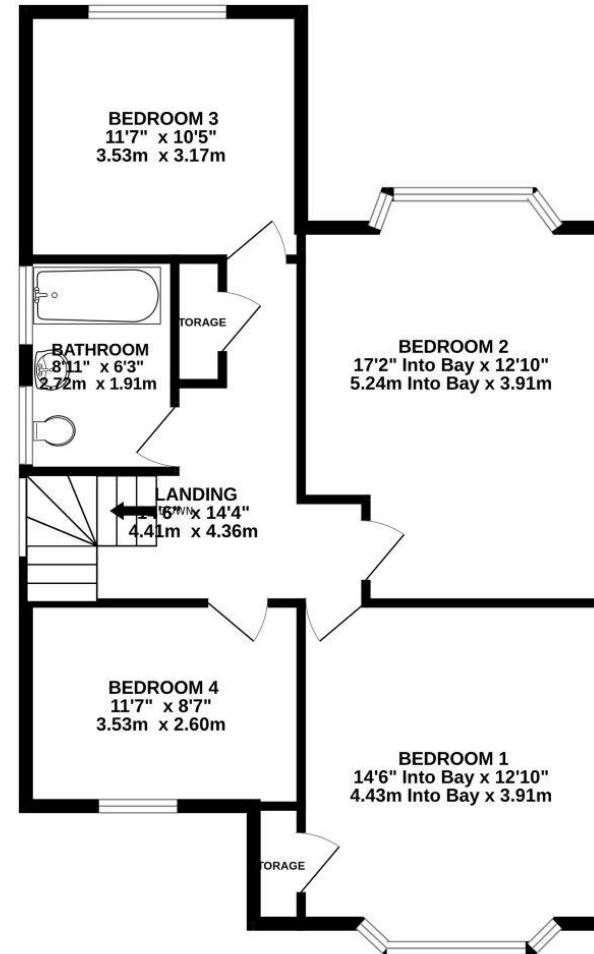
No

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GROUND FLOOR
824 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
790 sq.ft. (73.4 sq.m.) approx.





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