



**GASCOIGNE
HALMAN**

Moor Park Road, East Didsbury
Offers Over £425,000

THE AREA'S LEADING ESTATE AGENCY



A stylish and immaculately presented, bay fronted semi detached property which is sure to impress with its high specification throughout. Having been renovated and refurbished by the current owners this property is ideal for a wide range of buyers. Offering off road parking to the front for two cars and a private rear landscaped garden. The property is located in a highly sought after residential area and close to local amenities and excellent transport links.

Property details

- An Immaculately Presented Three Bedroom Semi Detached Property
- Recently Renovated by the Current Owners to a High Specification
- Stunning and Modern, Open Plan Living/Dining Kitchen
- Two Good Sized Doubles and One Single Bedroom with a Contemporary Four Piece Bathroom Suite
- Off Road Parking for Multiple Vehicles and a Private, Landscaped Rear Garden
- Close to Local Amenities and Excellent Transport Links



About this property

Internally the property comprises of a porch which leads to the entrance hallway. To the end of the hallway you are greeted by a stunning and contemporary open plan, kitchen living/dining room. The kitchen has been recently refurbished with integrated AEG appliances and Quartz worktops while the dining room offers French doors which lead to the rear garden.

To the first floor there are three bedrooms, both bedrooms one and two are good sized double bedrooms and particularly large in size. The primary bedroom boasts a bay fronted window. A refitted four-piece stylish bathroom suite with underfloor heating, serves all three bedrooms.

Externally to the front there is a newly block paved driveway for multiple cars. A secure gate provides access to the private and landscaped garden with artificial turf and fenced boundaries.

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 proximity to nurseries, primary and secondary schools.









DIRECTIONS

M20 5PF

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.

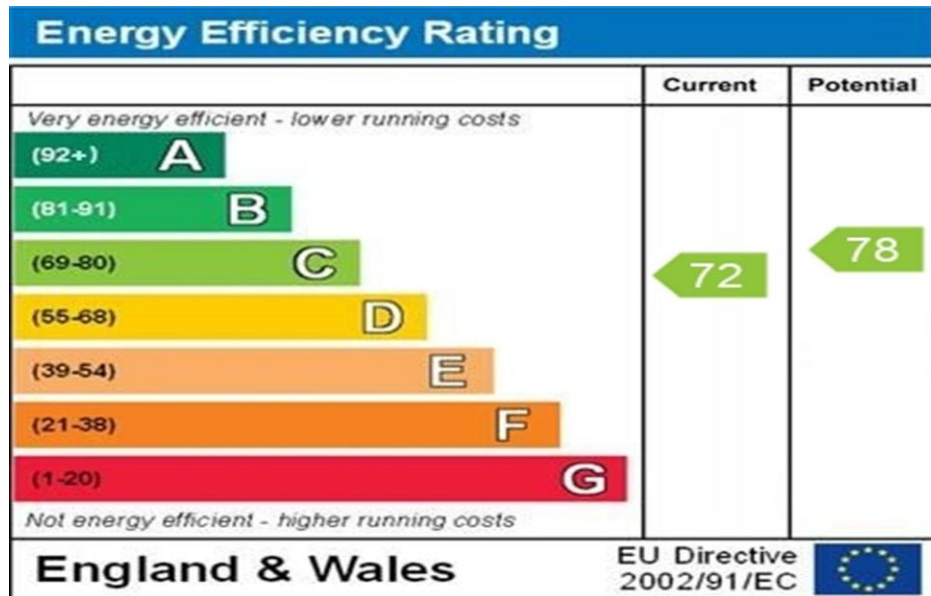
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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?

No

SOURCES OF FLOODING

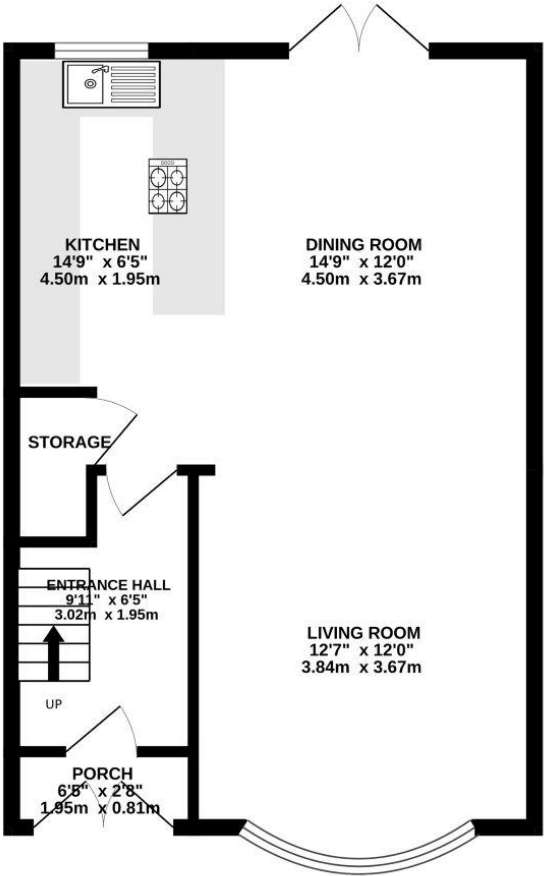
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

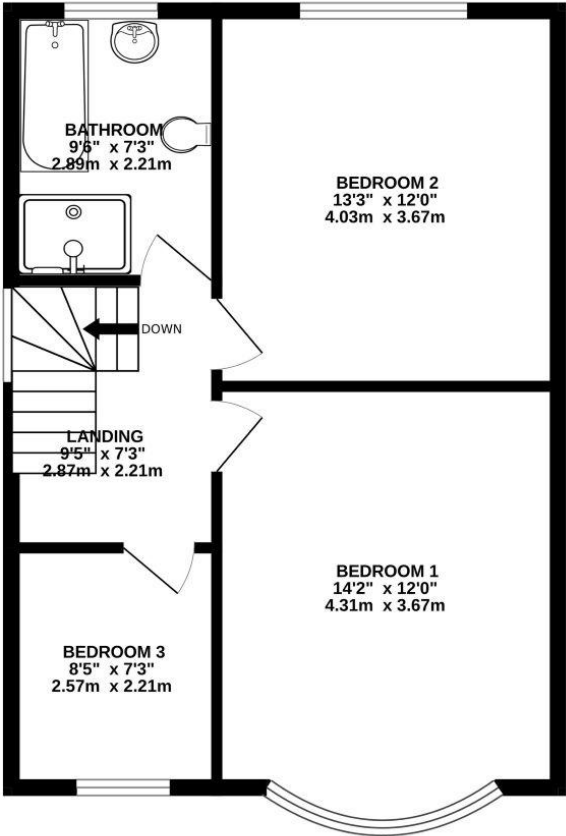
No

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
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.





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