



43 Mellington Avenue, East Didsbury

Manchester

£500,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



43 Mellington Avenue

East Didsbury, Manchester

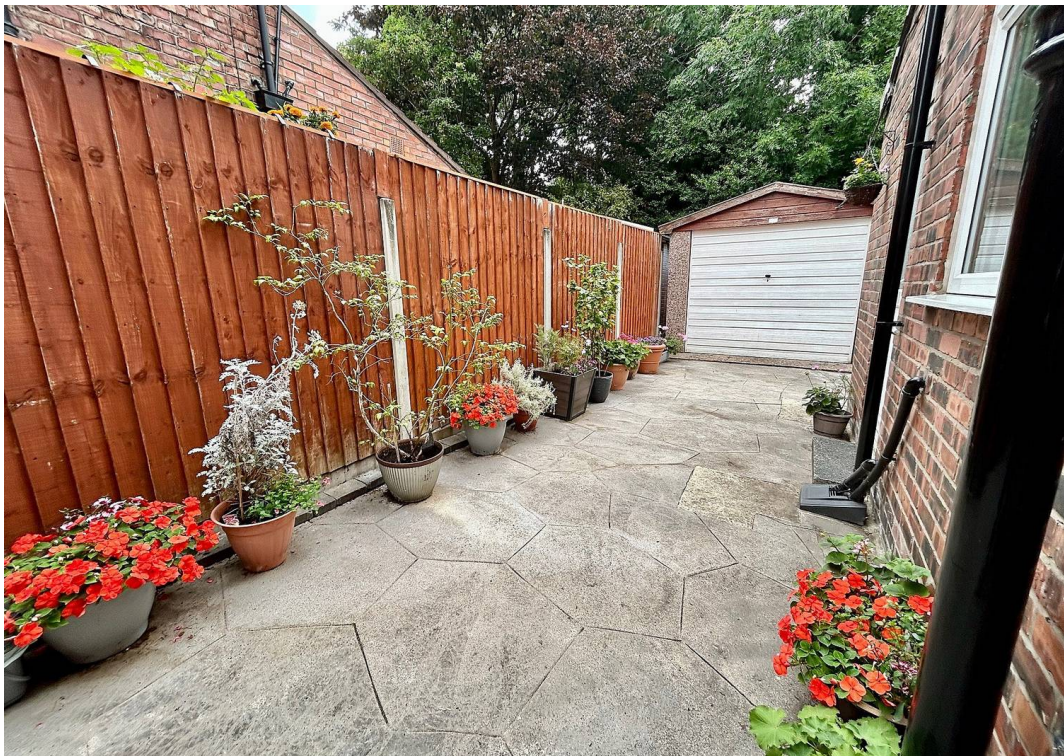
Council Tax band: C

- A Spacious Bay Fronted Semi Detached Property Located in a Highly Desirable Location
- Entrance Porch, Entrance Hallway and Under Stairs Storage
- Two Large Reception Rooms and a Fitted Kitchen
- Three Good-Sized Bedrooms and a Three Piece Bathroom Suite
- Off Road Parking and a Large Rear Private Garden
- Close to Local Amenities, Reputable Schools and Excellent Transport Links









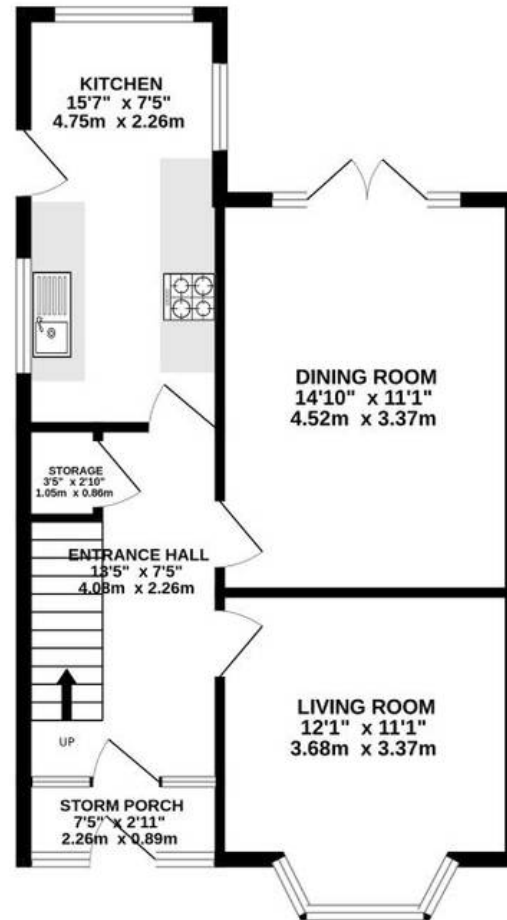
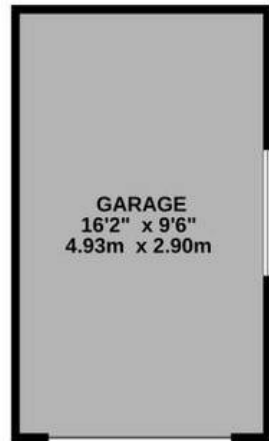
A superb and well presented bay fronted semi detached property located on a highly desirable road within walking distance to Didsbury Village and excellent transport links. Boasting a healthy 994 sq ft the property offers two reception rooms, three bedrooms, fitted kitchen, fitted bathroom , large and private rear garden and off-road parking. Bags of potential to extend and enhance (STPP). Perfect for those looking to add their own 'stamp' and add value accordingly.

The property internally boasts a healthy 994 sq ft and comprises; entrance porch opening to a welcoming entrance hallway with useful under stairs storage, front living room with bay-window, separate dining room which enjoys french doors opening to the rear garden and a fitted kitchen with further access to the rear garden completes the ground floor living.

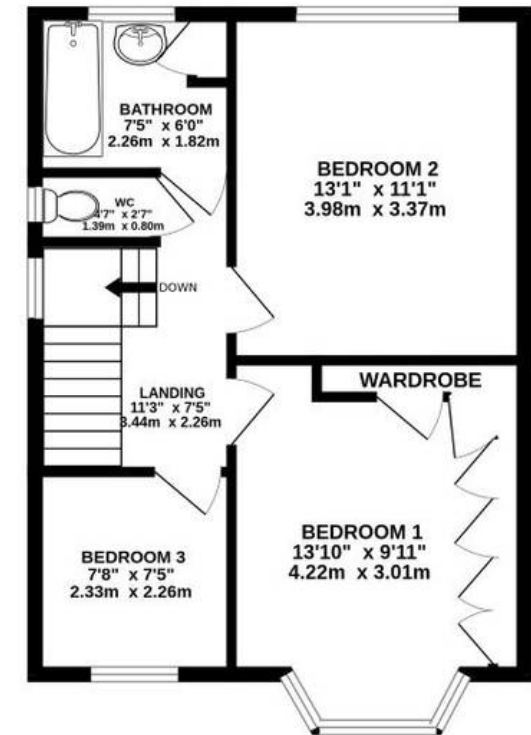
To the first floor there are three good-size bedrooms with the main bedroom enjoying a range of fitted wardrobes. All bedrooms are served by a fitted bathroom and separate W/C.

Externally the property occupies a generous plot with off-road parking to the front, a garage to the side of the property and a large superb rear garden which offers ample space for extending the property (STPP).

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Gascoigne Halman Didsbury

Gascoigne Halman, Elm House - M20 6RN

0161 445 7474 • didsbury@gascoignehalman.co.uk • www.gascoignehalman.co.uk