



**GASCOIGNE
HALMAN**

Grove House, Malvern Grove, Didsbury
£1,000,000.00

THE AREA'S LEADING ESTATE AGENCY



A substantial and characterful detached property which offers an exceptional amount of living space, combining period charm and flexible accommodation for everyday family living. Set on a prominent corner plot the property boasts striking curb appeal with its attractive timbered facade, bay fronted windows and traditional architectural detailing. Measuring a highly impressive 2686 SQ FT over four floors and benefiting from a self contained one bedroom, lower ground floor apartment, Southerly facing garden and potential for off road parking. Offered to the market with No Vendor Chain.

Property details

- A Unique Opportunity To Purchase a Substantial, Detached Property In West Didsbury
- Measuring a Highly Impressive 2686 SQ FT Over Four Floors
- Two Large Bay Fronted Reception Rooms and a Modern Fitted Living/Dining Kitchen
- Six Spacious Double Bedrooms and Two Contemporary Bathroom Suites
- Potential for Off Road Parking for Multiple Vehicles and a Generous Southerly Facing Rear Garden
- The Lower Ground Floor Boasts a Self Contained One Bedroom Apartment
- Only Moments From the Ever Popular Burton Road and Excellent Transport Links
- Offered to the Market with No Vendor Chain



About this property

A rare opportunity to acquire a distinctive and substantial detached family home in the ever popular area of West Didsbury. Internally the property comprises of a large entrance hallway, two spacious reception rooms which are currently being used as bedrooms boasting bay fronted windows. A further bay fronted living room which opens out to a modern fitted kitchen with an array of integrated appliances which is ideal for everyday living and entertaining completes the ground floor.

To the first floor are three generous double bedrooms. The principal bedroom is particularly spacious and benefits from a bay-fronted window. The floor is served by a stylish three-piece contemporary bathroom.

Completing the impressive internal accommodation, the second floor provides a further three well-proportioned double bedrooms and is also served by a four piece modern fitted bathroom suite.

Externally, the property offers potential for off-road parking for multiple vehicles with side access leading to a private rear Southerly facing garden with fenced boundaries. The lower ground floor offers a self contained one bedroom apartment, completed with a modern fitted kitchen and three piece shower room.

Offered to the market with No Vendor Chain.

There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Burton Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages. The Metrolink Stations on Burton Road and Lapwing Lane will provide easier access into Manchester City Centre and the Media City.

















DIRECTIONS

M20 1HT

COUNCIL TAX BAND

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TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

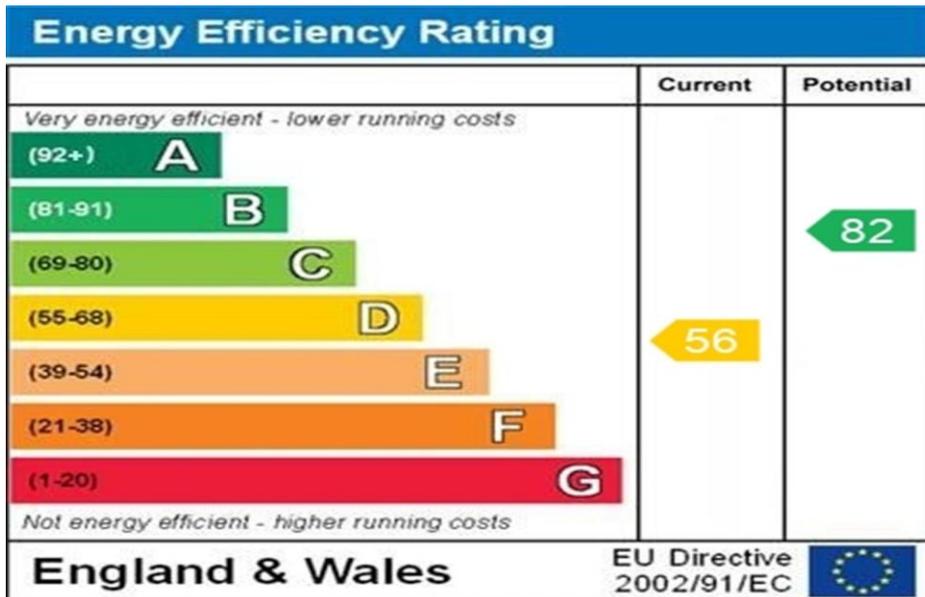
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

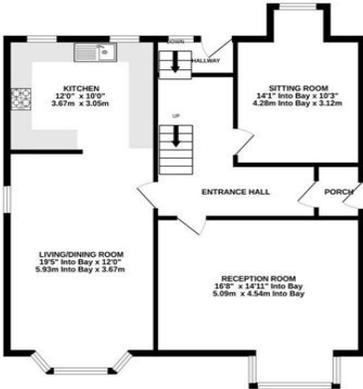
Ask Agent

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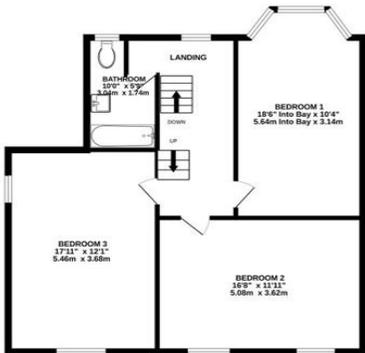
LOWER GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR
754 sq.ft. (70.0 sq.m.) approx.



2ND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 2686 sq.ft. (249.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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