

56 Tanfield Road, East Didsbury

Manchester

£360,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY







56 Tanfield Road

East Didsbury, Manchester

Council Tax band: C

Tenure: Freehold

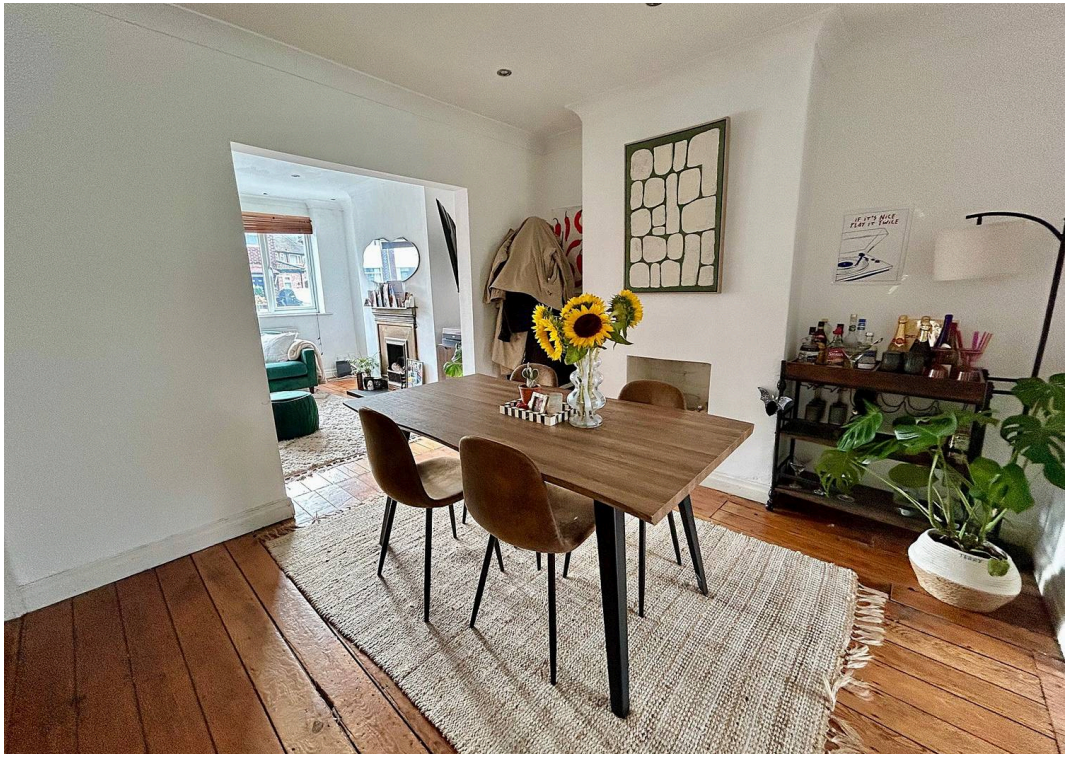
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- An Extended Bay Fronted Semi Detached Property
- Bay Fronted Living Room, Generous Dining Room and Modern Fitted Kitchen
- Three Good Sized Bedrooms and a Three Piece Bathroom Suite
- Off Road Parking and a Westerly Facing Rear Garden
- Close to Local Amenities, Excellent Transport Links and Fletcher Moss Park
- Internal Viewing Highly Recommended and Offered No Vendor Chain





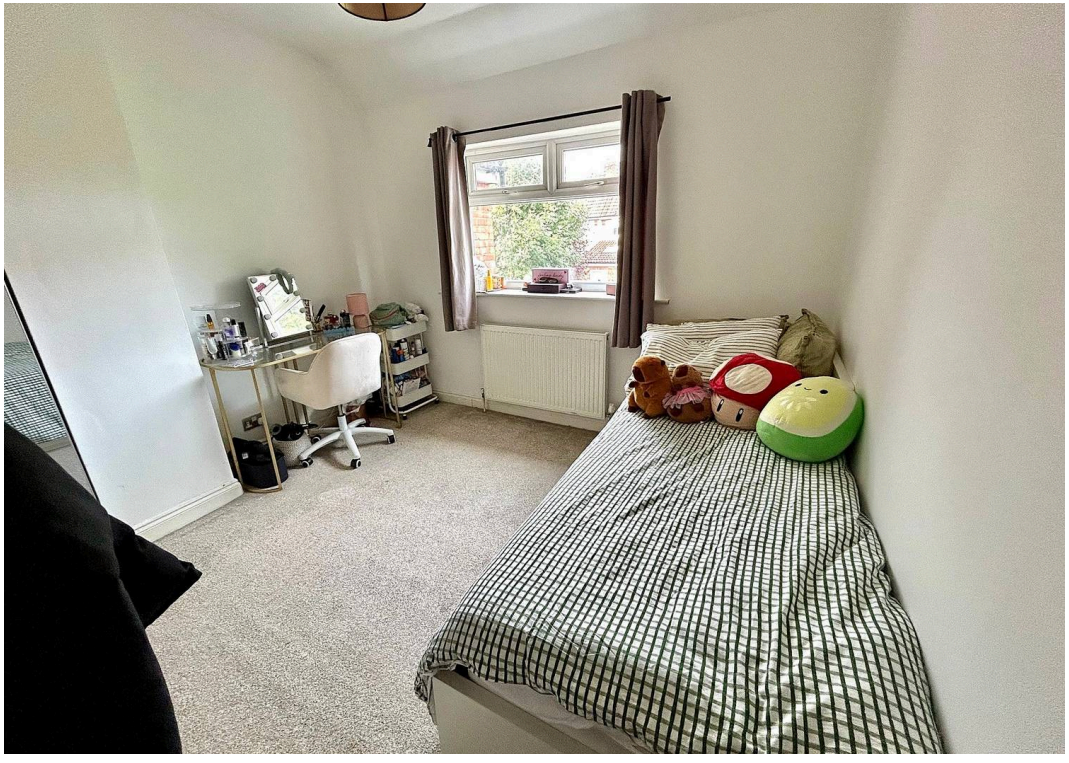


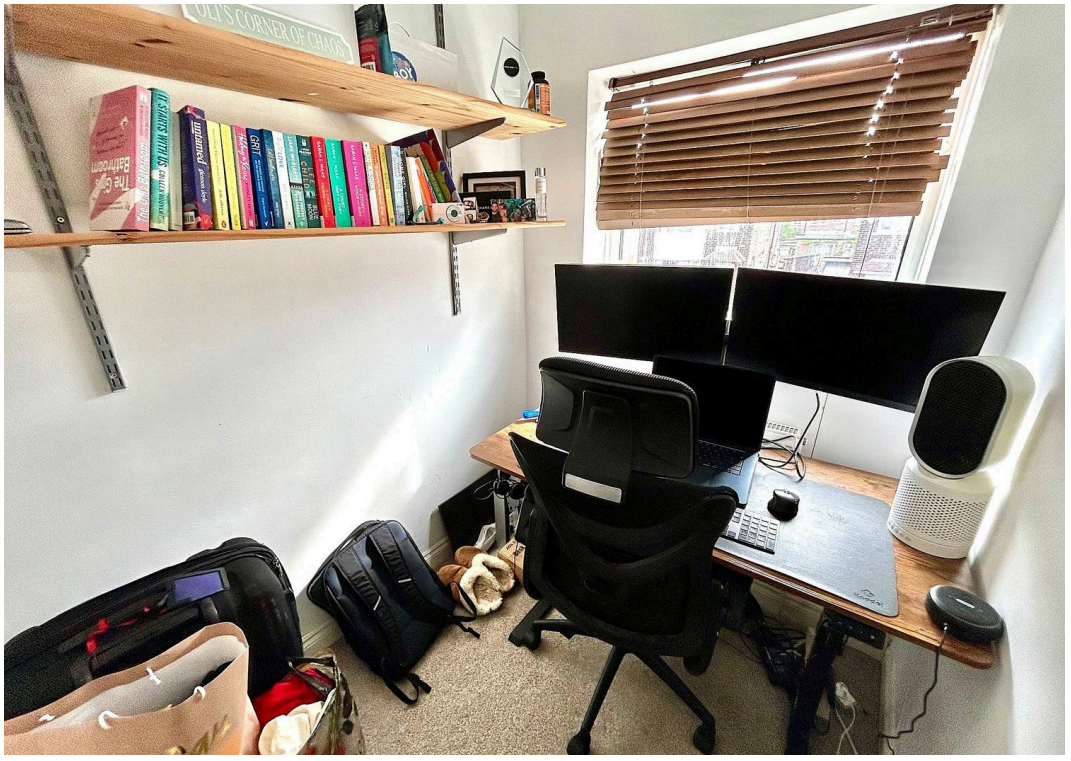






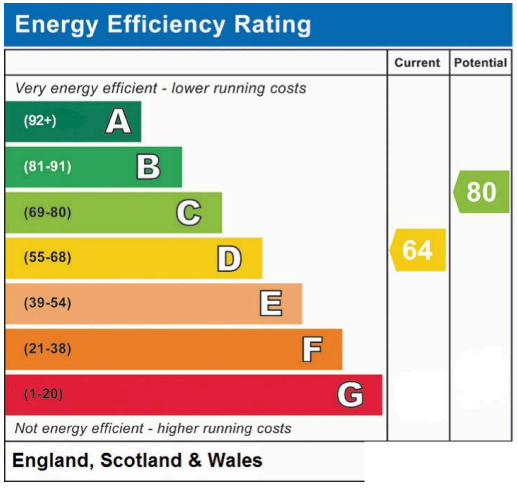


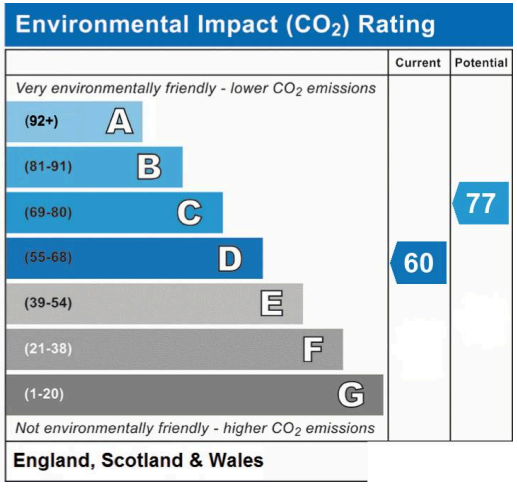









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
64
80
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
60
77
England, Scotland & Wales

A superb and immaculately presented bay fronted extended semi detached property located in a highly sought after residential area, close to excellent transport links and all local amenities. Boasting modern fittings throughout and a potential for buyers to extend and add value (STPP). The property is also situated only moments from Fletcher Moss Park and scenic views.

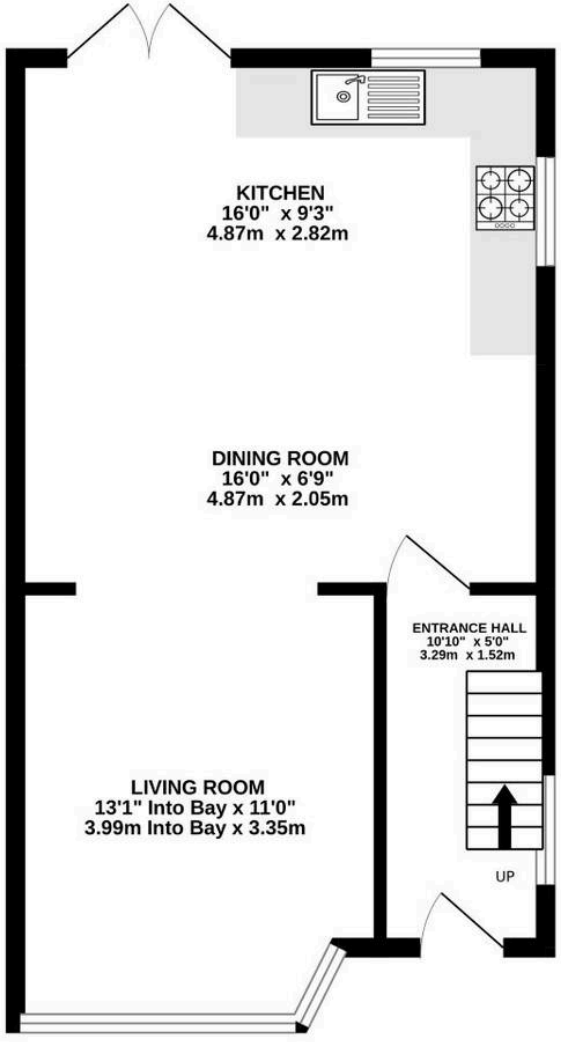
Internally the property comprises of; a entrance hallway, a bay fronted living room, a generous dining room which opens on to the modern fitted kitchen with attractive French doors overlooking the Westerly facing garden which completes the ground floor.

To the first floor there are three bedrooms, with two good sized doubles and one single. The principal bedroom boasts a bay fronted window, whilst bedroom two is to the rear of the first floor and overlooks the garden. A stylish three piece bathroom suite serves all three bedrooms. There is a boarded loft with ladder access for additional storage.

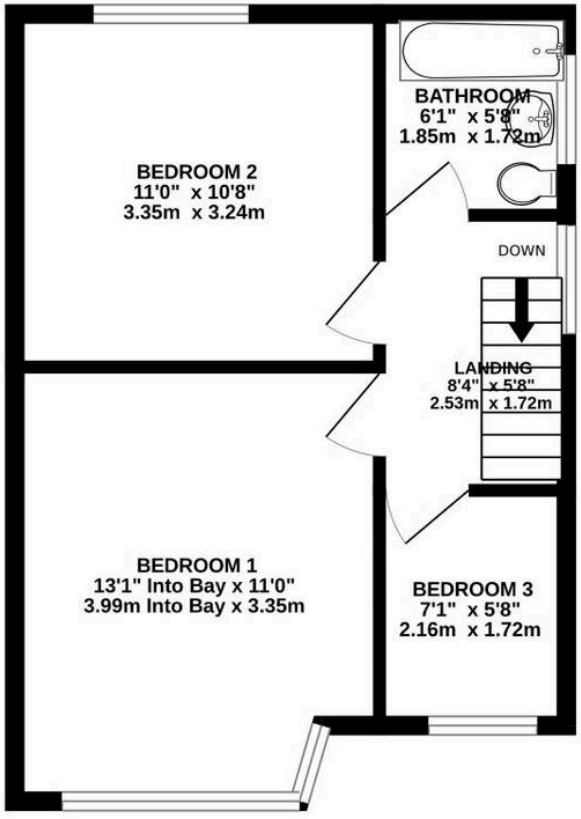
Externally to the front there is off road parking for multiple vehicles, a secure gate provides access to the rear Westerly facing landscaped garden with fenced boundaries, lawn and patio area.

Offered to the market with no vendor chain.

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 sq.m.) approx.

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

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