



6 Montmano Drive, West Didsbury

Manchester, M20 2EB

£600,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



6 Montmano Drive

West Didsbury, Manchester, M20 2EB

Council Tax band: E

Tenure: Leasehold (Freehold on Completion)

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- A Spacious Modern Mid Terrace Town House with accommodation over Three Floors
- Welcoming Entrance Hallway and Downstairs WC
- Open Plan Living/Dining Area with a Modern Stylish Fitted Kitchen
- Four Good Sized Bedrooms and a Dressing Room
- En-Suite Shower Room and additional Shower Room
- Off Road Parking, Integral Garage, Balcony and Gardens
- Close to Local Amenities, Reputable Schools and excellent Transport Links









We are excited to introduce this impressive modern terraced property situated in a private gated development only moments from the popular Burton Road area of West Didsbury. The property offers an impressive 1865 sq ft internally and comprises; welcoming entrance hallway, a stunning open plan kitchen/dining/living room. The kitchen area comes with modern fitted units and free standing island, whilst the dining area benefits from sliding patio doors and a full glass roof. A downstairs WC and understairs utility cupboard completes the ground floor accommodation.

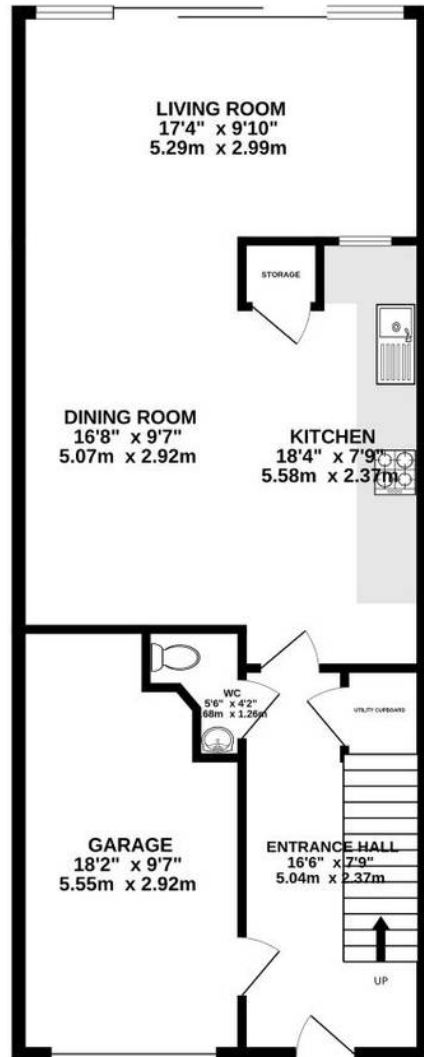
To the first floor there are three good-size bedrooms, bedroom 3 benefits from a walk in wardrobe and double patio doors opening to a Juliette balcony. Bedroom 2 includes fitted wardrobes and contemporary en-suite. A further modern family shower room completes the first floor.

To the second floor there is a stunning master suite with a stylish free standing bath, dressing room with two velux windows and patio doors opening to the private balcony. The balcony has plenty of space for table and chairs perfect for those sunny days.

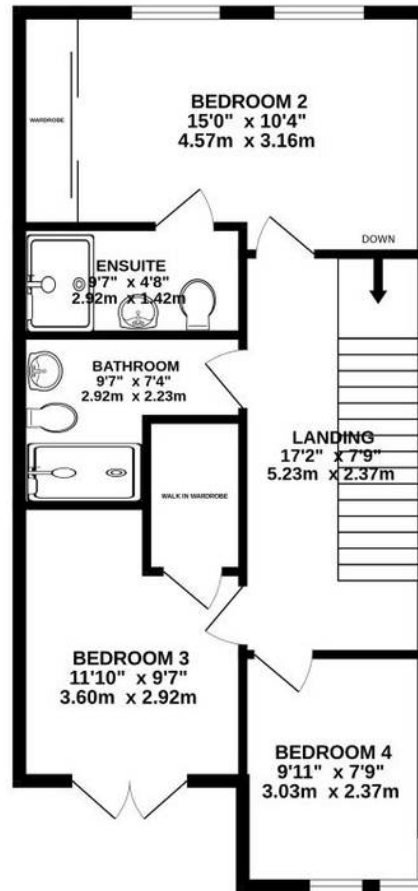
Externally to the front there is off road parking and a garage with external and internal access. to the rear of the property there is a good-sized South East facing garden that enjoys the afternoon and evening sunshine, with fence boundaries, patio area and a useful brick garden shed. The property enjoys a highly sought after location situated within a private gated community only a short walk to Burton Road, local Metrolink and Withington and Didsbury High school.

The sellers have recently bought the Freehold and installed a new boiler around 1 year ago.

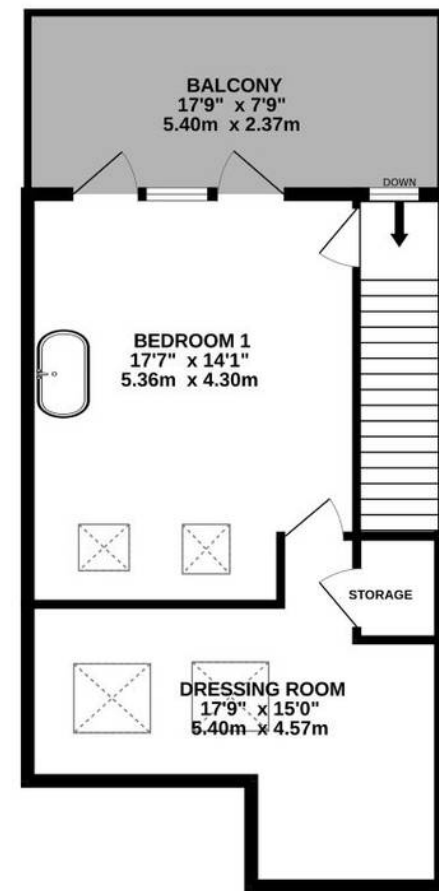
GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



2ND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1865 sq.ft. (173.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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