



**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Atwood Road, Didsbury  
**£800,000.00**



A spectacular and immaculately presented period extended semi detached property situated on a quiet cul-de-sac location, within easy reach of Didsbury Village with its excellent transport links, independent shops, bars and restaurants. Having been completely renovated and refurbished by the current owners to offer superb modern family living and stunning accommodation over three floors. Measuring a highly impressive 1662 SQ FT over three floors and located on one of Didsbury's most sought after roads. Atwood Road is an attractive tree lined road and the property also benefits from off road parking, a generous private Southerly facing garden.

## Property details

- A Spectacular and Immaculately Presented, Extended Semi Detached Property
- Measuring a Highly Impressive 1662 SQ FT over Three Floors of Accommodation
- Having Undergone Extensive Renovation and Refurbishment by the Current Owners
- Large Sitting Room and a Stunning Modern Open Plan Living/Dining Kitchen
- Five Good Sized Bedrooms and Two Stylish Fitted Bathrooms
- Off Road Parking and a Private Rear South Facing Landscaped Garden
- Located on a Quiet Leafy Cul De Sac Close to Didsbury Village and Excellent Transport Links
- Internal Viewing Highly Recommended



## About this property

Stunning throughout and complemented by a large private attractive garden this property makes for an enviable family home and internally comprises:- welcoming entrance hallway with useful under stairs W/C. A large light and airy sitting room to the front of the property. To the end of the hallway you are greeted by a simply spectacular modern open plan living/dining, custom built kitchen which benefits from underfloor heating, attractive bi-folding doors, three skylights and modern fitted units.

To the first floor there are three bedrooms with two large double bedrooms. The principal bedroom has a leafy outlook and overlooks the rear garden. A refitted contemporary four piece bathroom suite with a roll top bath serves four of the bedrooms.

To the second floor there are a further two bedrooms, bedroom two boasts a stylish fitted en-suite shower room and ample eaves storage.

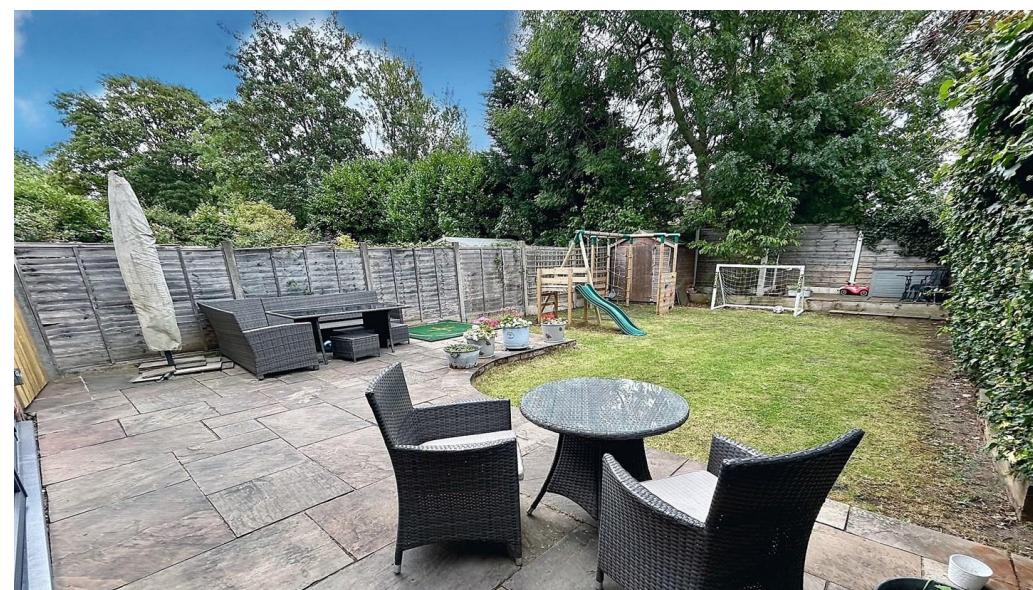
Externally to the front there is a block paved driveway, a secure gate provides access to the rear South facing private garden. The garden is landscaped with two patio areas, fenced boundaries and mature plants.













**DIRECTIONS**

M20 6GP

**COUNCIL TAX BAND**

D

**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****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 cabinet

**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

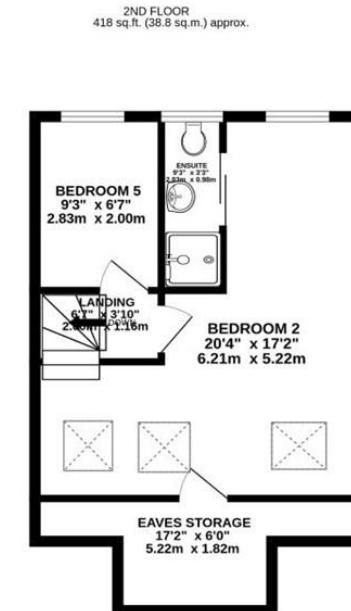
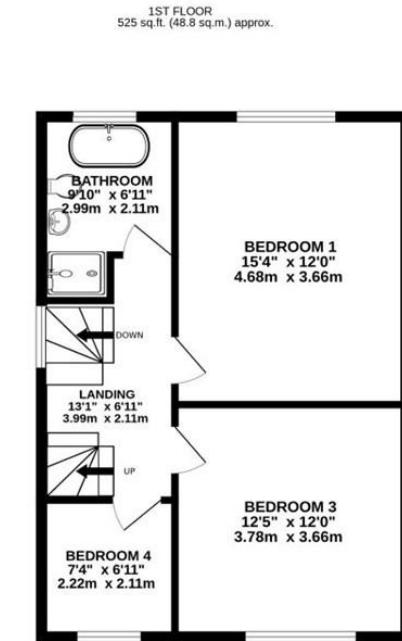
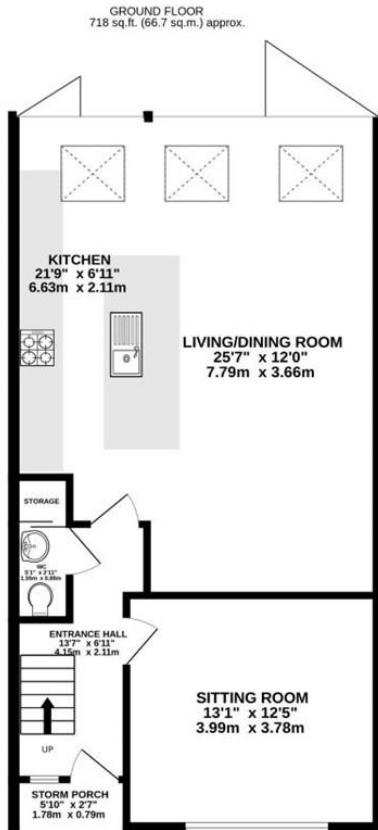
**SOURCES OF FLOODING**

Ask Agent

**HAS PROPERTY BEEN FLOODED IN 5 YEARS**

No

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TOTAL FLOOR AREA: 1662 sq.ft. (154.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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