



**GASCOIGNE
HALMAN**

Albert Hill Street, Didsbury
£400,000.00

THE AREA'S LEADING ESTATE AGENCY



Situated in the heart of Didsbury village this stylish bay-fronted period terrace offers a healthy 929 sq ft of accommodation over three floors. Two reception rooms, modern fitted kitchen, two double bedrooms, contemporary three-piece bathroom, converted cellar which is ideal for an additional reception room or office and courtyard style garden. Only moments from Didsbury Metrolink and all local amenities. Offered to the market with No Vendor Chain.

Property details

- A Bay Fronted Period Terrace Property in the Heart of Didsbury Village
- Measuring an Impressive 929 sq ft of Accommodation Over Three Floors
- Bay Fronted Living Room, Light and Airy Dining Room and Modern Fitted Kitchen
- Two Good Sized Double Bedrooms and a Three-Piece Bathroom Suite
- Useful Converted Cellars, Courtyard Rear Garden and South facing Front Garden
- Located in the Heart of Didsbury Village and Close to Local Amenities and Excellent Transport Links



About this property

The property itself boasts spacious accommodation over three floors and comprises of a front living room with attractive bay-window which opens out to a spacious dining room. A modern fitted kitchen completes the ground floor.

To the first floor there are two large double bedrooms and a good-size contemporary bathroom.

Externally there is a gated frontage whilst to the rear there is a courtyard style garden for ease of maintenance.

The property is ideally situated in the heart of the village only moments from the bars, restaurants and amenities as well as the local Metrolink and Didsbury Park.

Perfect for first time buyers and offered to the market with No Vendor Chain.

Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks. Local schooling is excellent. Didsbury has several primary schools including Beaver Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parrs Wood High School.





DIRECTIONS

M20 6RF

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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 the premises

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

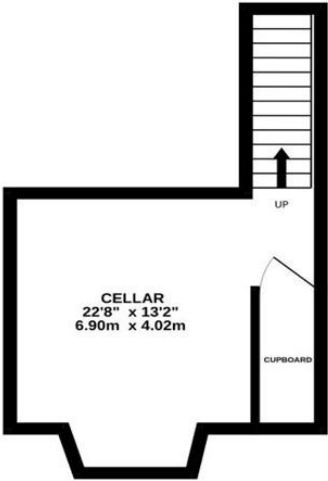
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

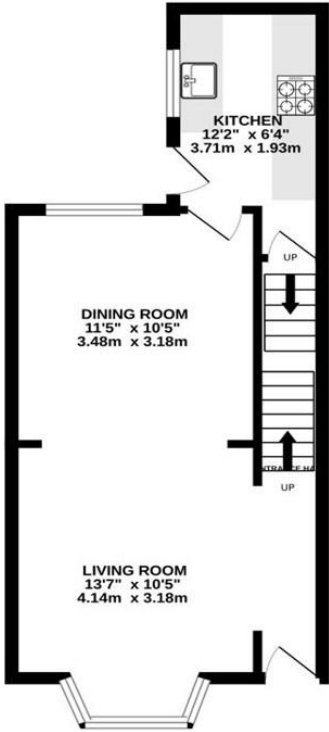
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

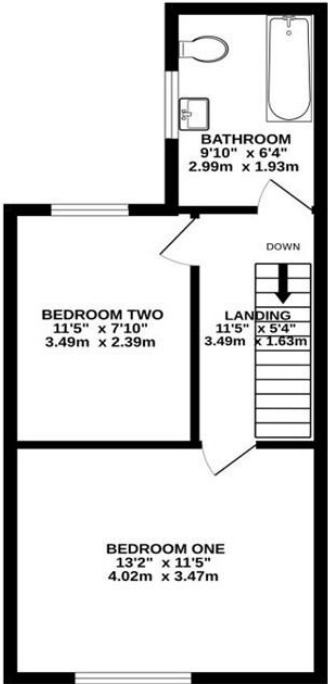
BASEMENT LEVEL
192 sq.ft. (17.8 sq.m.) approx.



GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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