



**GASCOIGNE
HALMAN**

Morningside Drive, East Didsbury
£525,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and well presented, extended semi detached property. Located in a highly sought after residential area and benefiting from an excellent level of privacy to both the front and the rear. Measuring a highly impressive 1449 SQ FT of accommodation over two floors and having undergone recent refurbishment to offer an immaculate property. The property is also situated only moments from local amenities and excellent transport links.

Property details

- A Spacious and Well Presented, Extended Semi Detached Property
- Bay Fronted and Measuring a Highly Impressive 1449 SQ FT
- Four Receptions Areas and a Recently Renovated Modern Fitted Kitchen
- Four Good Sized Double Bedrooms and a Three-Piece Bathroom Suite
- Off Road Parking for Multiple Vehicles and a South Facing Private Rear Garden
- Close to Local Amenities and Excellent Transport Links



About this property

Internally the accommodation comprises: large entrance hallway with a useful under stairs storage cupboard. Off the hallway there is a cloakroom and downstairs W/C. A good sized bay fronted living room. The rear of the property boasts a stunning and stylish, modern open plan living/dining kitchen. The kitchen has been recently renovated and offers an array of integrated appliances, whilst the dining area offers french doors overlooking the rear garden. A separate conservatory completes the ground floor.

To the first floor there are four good sized double bedrooms. The principal bedroom boasts a bay fronted window and built in wardrobes. Both bedroom two and three have excellent tree lined views. A three-piece bathroom complete with a Jacuzzi bath with shower over, serves all four bedrooms.

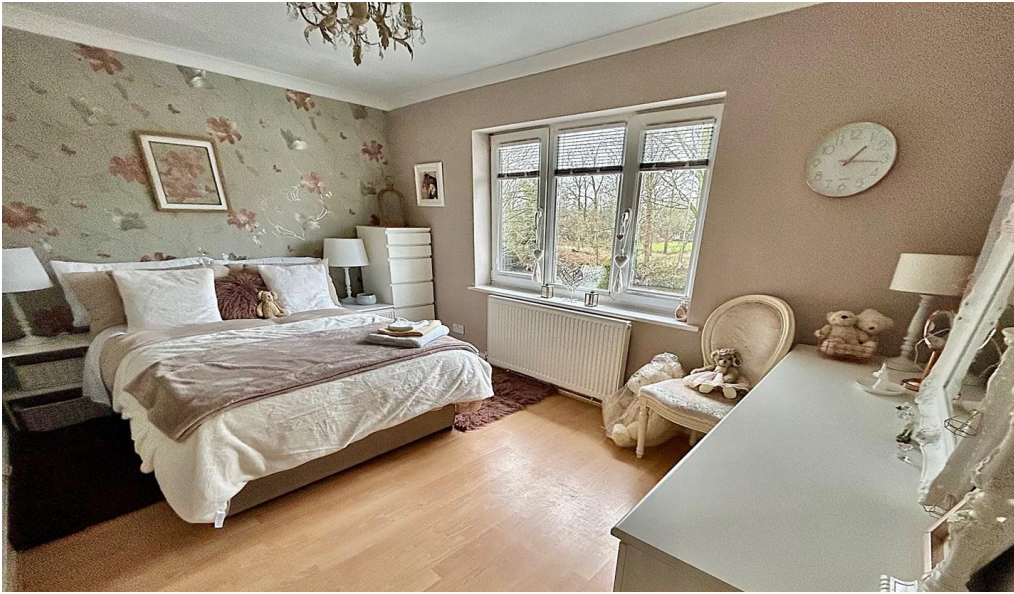
Externally to the front there is off road parking for multiple vehicles, to the rear there is a South facing private garden benefiting from all day sun, raised seating area, fenced boundaries and decking.

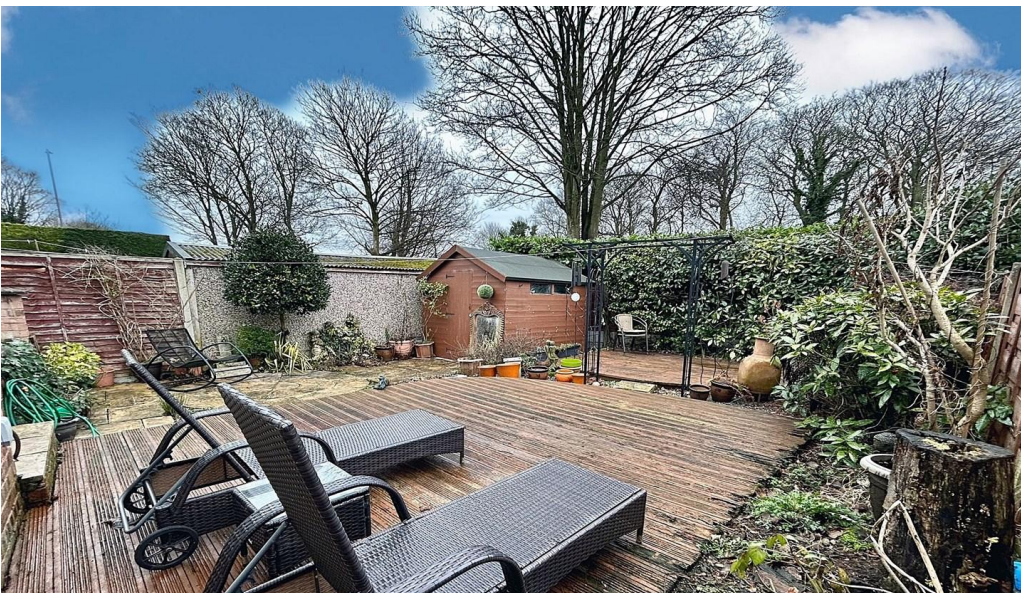
There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Kingsway (A34) or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of Parrswood High School.













DIRECTIONS

M20 5PQ

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.

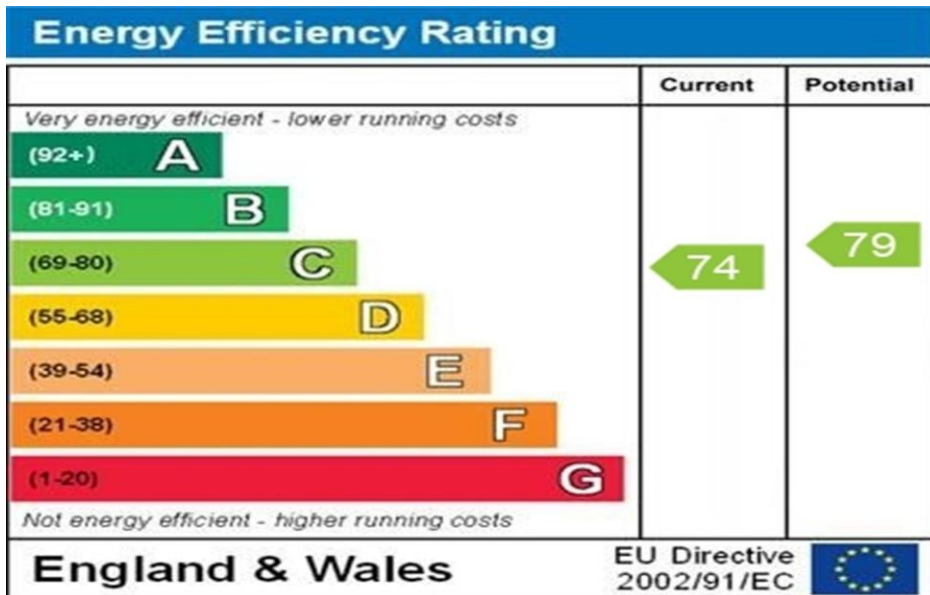
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

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

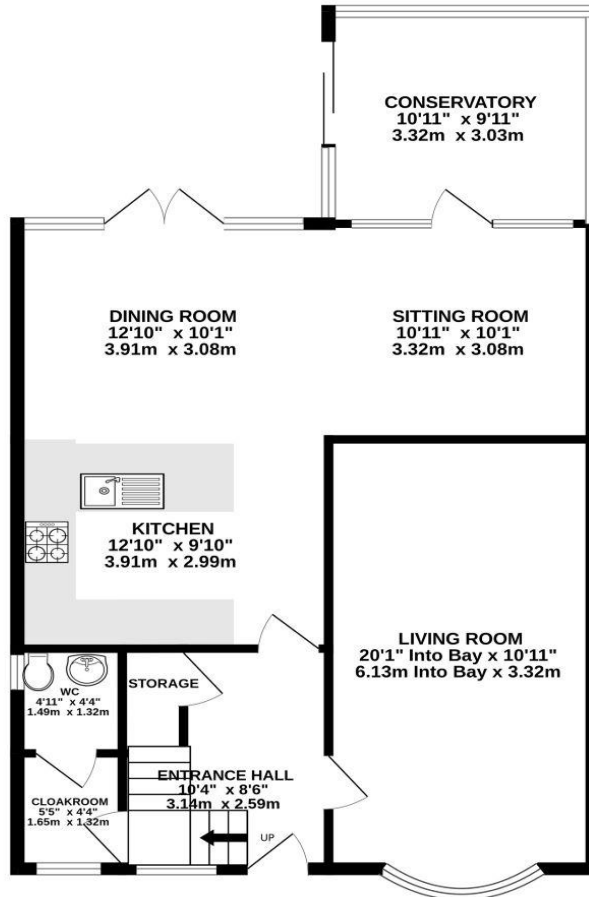
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

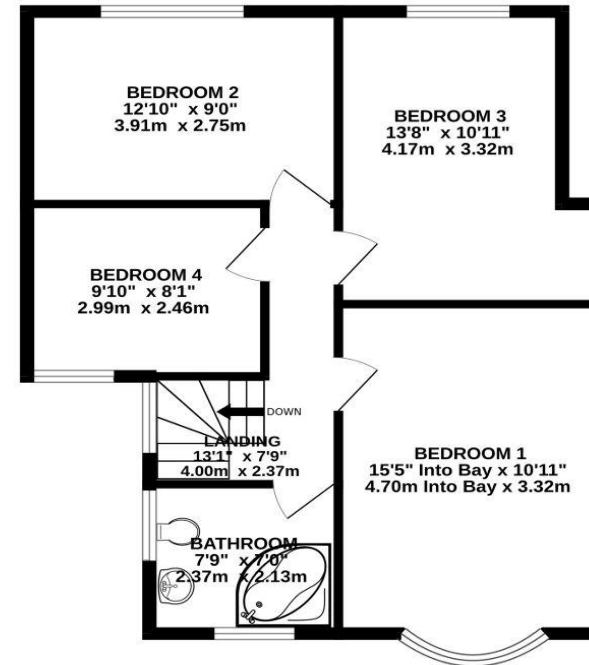
No

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.

GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.6 sq.m.) approx.





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