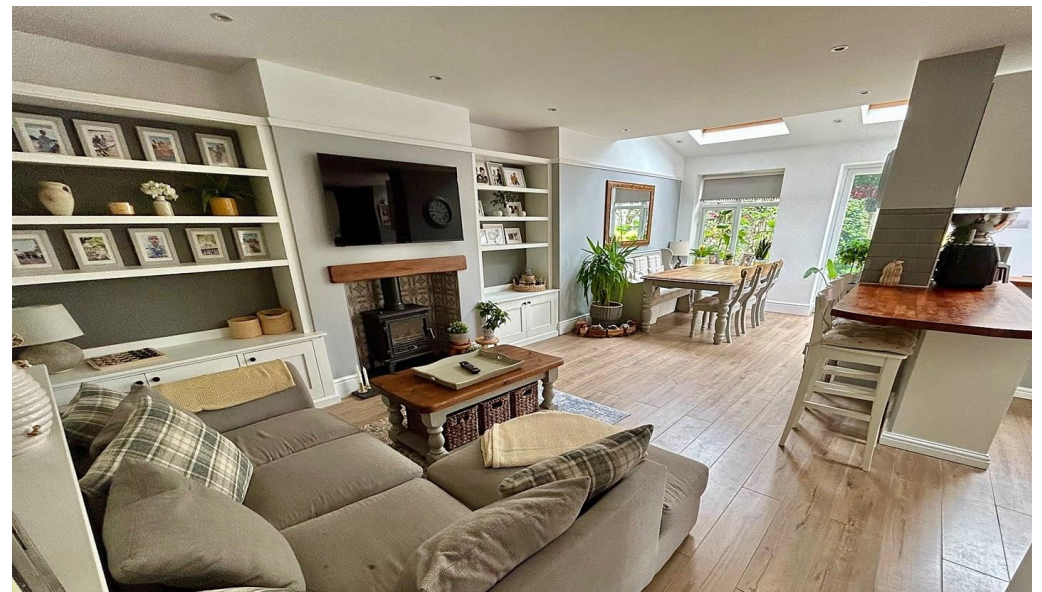




**GASCOIGNE
HALMAN**

Wilmslow Road, Didsbury
£630,000.00

THE AREA'S LEADING ESTATE AGENCY



A stunning and immaculately presented extended bay fronted semi detached property. Having been thoughtfully extended to offer a highly impressive 1583 SQ FT over three floors of living accommodation. Located only a short walk to both Didsbury and West Didsbury villages with their array of bars, restaurants, independent shops and excellent transport links such as the Metrolink. The property boasts superb features with a modern twist, making it the ideal family home for a wide range of buyers. Off road parking for multiple vehicles and a landscaped rear private garden.

Property details

- A Stunning and Well-Presented Bay Fronted Semi Detached Property
- Tastefully Extended and Offering an Impressive 1583 SQ FT
- Bay Fronted Living Room and a Spectacular Open Plan Family Dining Kitchen
- Four Good Sized Bedrooms and a Stylish Three Piece Bathroom Suite
- Off Road Parking, a Generous and Private Landscaped Rear Garden
- Only A Short Stroll from Both Didsbury and West Didsbury Villages



About this property

Internally the accommodation comprises of a porch which leads to the entrance hallway with stunning stain glass windows and a useful under stairs W/C. A bay fronted living room with further stain glass windows and an impressive media wall. To the rear of the property you are greeted by a truly spectacular modern open plan family dining kitchen. The sitting room boasts a log burning stove whilst the dining area overlooks the rear garden with attractive sky lights and french doors. A modern fitted kitchen with integrated appliances and Belfast sink. A lean to which currently provides further storage and a utility room completes the ground floor.

To the first floor there are three excellent sized bedrooms, the principal bedroom is located to the rear of the first floor and benefits from a bay window overlooking the garden. Bedroom two also benefits from a bay window with attractive stain glass and useful storage under the stairs. A stylish three piece bathroom suite serves all four bedrooms.

To the second floor there is a further double bedroom with exceptional leafy views.

Externally there is gated off road parking for multiple vehicles. To the rear there is a generous private and landscaped garden with fenced boundaries, mature plants and a raised decked area.

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 6DF

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.

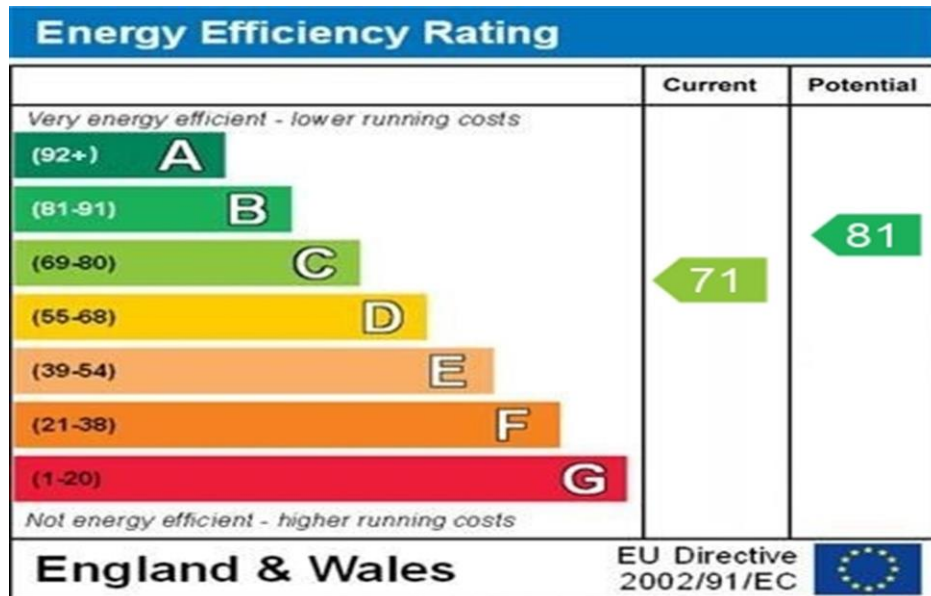
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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?

Ask Agent

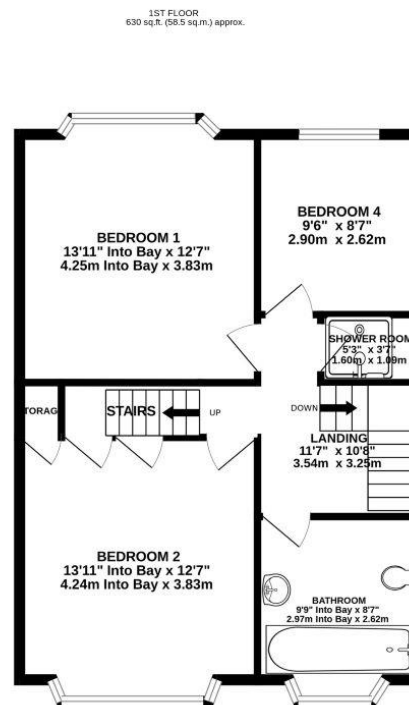
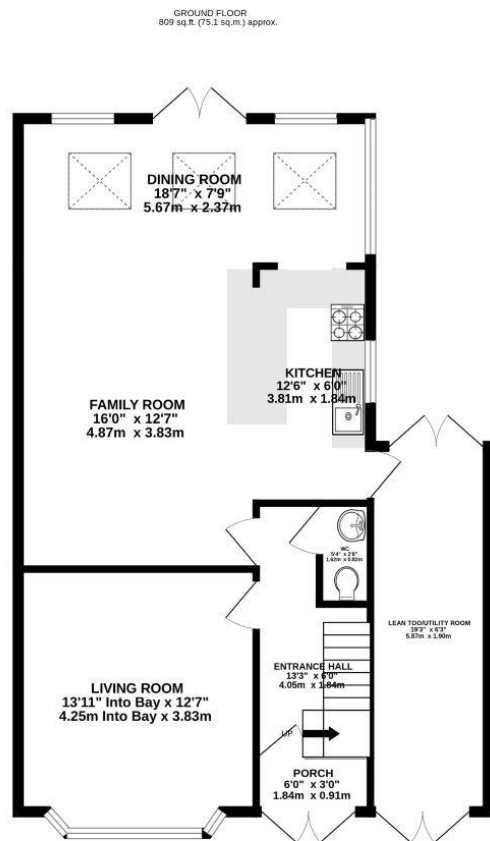
SOURCES OF FLOODING

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.



TOTAL FLOOR AREA : 1583 sq.ft. (147.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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