



**GASCOIGNE  
HALMAN**

CLAREMONT GROVE, DIDSBURY

THE AREAS LEADING ESTATE AGENT



## CLAREMONT GROVE, DIDSBURY

**£650,000.00**

A superb extended Victorian terrace situated only moments from Didsbury village. Boasting stylish and spacious accommodation over four floors, four double bedrooms, two bathrooms, stunning extended living/dining kitchen and separate living room. Charming period features complemented by modern comforts. Delightful private rear south facing garden and off road parking.



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.



We are pleased to introduce this impressive Victorian property which offers stylish extended accommodation over four floors and is sure to appeal to a wide range of buyers.

The property internally comprises welcoming entrance hallway, charming front living room with feature fireplace, stunning open-plan extended living/kitchen diner, integrated appliances and French doors opening to the rear garden.

To the first floor there are two good-size double bedrooms and a refitted modern family bathroom.

To the second floor there are a further two double bedrooms and another modern refitted bathroom. The property also comes with spacious cellars boasting utility area, workshop and useful wine storage.

Externally to the front the property offers off-road parking whilst to the rear there is a delightful private landscaped garden with patio area.

The property is ideally located only a short stroll to Didsbury village, metrolink and local restaurants and boutiques.

#### DIRECTIONS

M20 2QL

#### LIVING ROOM

14'11 (4.55m) into bay x 11'2 (3.4m)

#### KITCHEN/DINING/SITING ROOM

22'5 (6.83m) x 15'1 (4.6m) reducing to 9'4

#### BEDROOM 1

15'7 (4.75m) x 10'10 (3.3m)

#### BEDROOM 3

14'7 (4.45m) x 9'10 (3m)

#### BATHROOM

10'0 (3.05m) x 7'8 (2.34m)

#### BEDROOM 2

15'5 (4.7m) x 11'10 (3.61m)

#### BEDROOM 4

10'9 (3.28m) x 9' (2.74m)

#### BATHROOM

8'2 (2.49m) x 6'8 (2.03m)



**TOTAL FLOOR AREA : 1927sq.ft. (179.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIDSbury OFFICE

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