



**GASCOIGNE
HALMAN**

Kingsway, East Didsbury
£375,000.00

THE AREA'S LEADING ESTATE AGENCY



A well-presented bay fronted semi detached house situated on a large corner plot. Generous living/dining room, kitchen with modern fitted units, three good size bedrooms with the master benefiting from an attractive bay window and a good sized family shower room. Gardens to three sides, gated driveway with a superb location close to local amenities and excellent transport links.

Property details

- A well-presented semi detached property situated on a large corner plot
- Entrance hallway, large living/dining room and a modern fitted kitchen
- Three generous bedrooms and a modern fitted family shower room
- Gated off road parking and gardens to three sides
- Close to local amenities, reputable schools and excellent transport links
- Internal viewing highly recommended



About this property

We are pleased to introduce this attractive bay-fronted semi-detached property situated on a large corner plot which boasts large gardens to three sides with a south westerly aspect.

Internally the property offers a welcoming entrance hallway leading to a modern fitted kitchen which allows access to the rear garden. A large open living/dining room provides space for ideal family living.

To the first floor there are three good sized bedrooms with the master benefiting from an attractive bay window, contemporary family shower room.

Externally the property benefits from a gated driveway leading to well-presented gardens to all sides of the property. The property also offers huge potential to enhance and extend further (STPP).

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 5NR

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

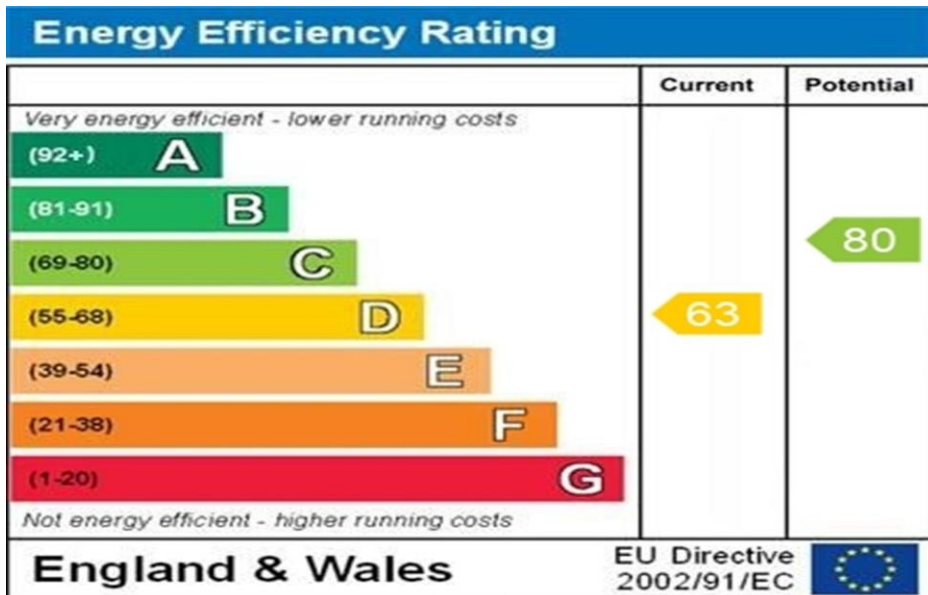
LOCAL AUTHORITY

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

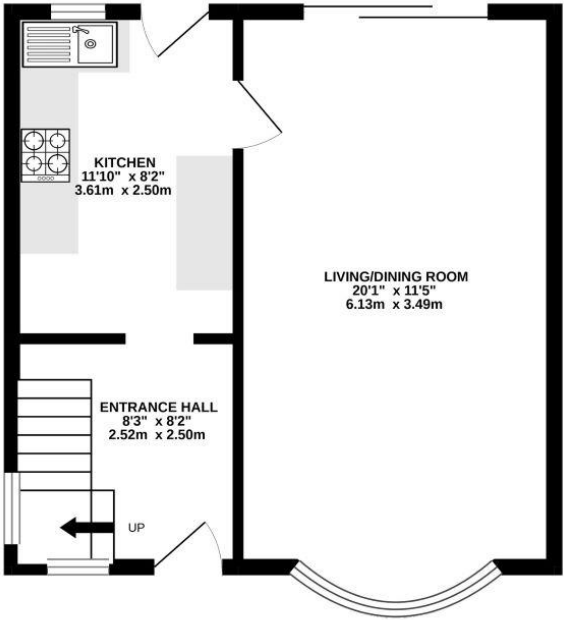
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

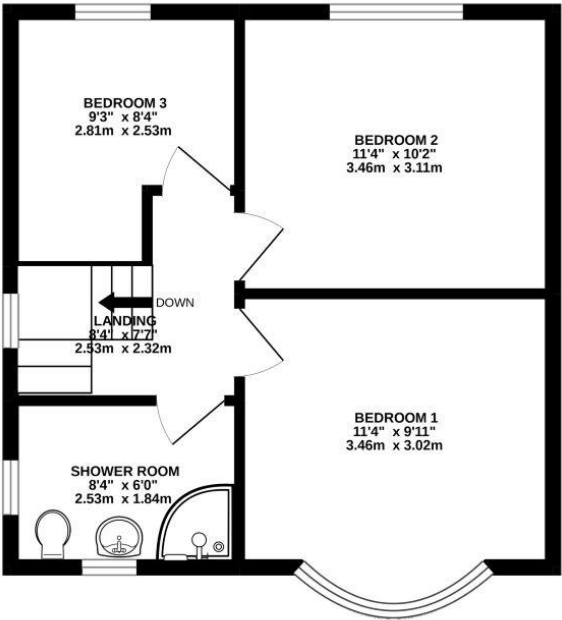
No

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GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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