



**GASCOIGNE
HALMAN**

Greenview Drive, East Didsbury
£385,000.00

THE AREA'S LEADING ESTATE AGENCY



A stunning and spacious extended bay fronted semi detached property which has been immaculately decorated and tastefully extended. Located in a quiet cul-de sac location and close to Didsbury Village and excellent transport links. The property offers ample space and is ideal for first time buyers but also has huge potential to extend (STPP). Three good sized bedrooms, bay fronted living room, extended modern fitted dining kitchen and recently refitted designer bathroom. Off road parking to the front, detached garage and gardens to three sides.

Property details

- A Stunning and Immaculate Bay Fronted Semi Detached Property
- Situated in a Quiet Yet Popular Cul-De-Sac Location
- Bay Fronted Living Room and a Modern Fitted Extended Dining Kitchen
- Three Good Sized Bedrooms and a Recently Refitted Bathroom Suite
- Off Road Parking, Detached Garage and Generous Rear Private Garden
- Only Moments from Didsbury Village and Excellent Transport Links



About this property

Internally the property comprises of: a welcoming entrance hallway with a useful downstairs W/C. A large bay fronted living room which benefits from a log burner and views over the private rear garden. A tastefully extended dining kitchen with a modern fitted kitchen, with a moveable central island, attractive skylight and french doors which lead out to the garden.

To the first floor there are three good sized bedrooms, with the principle bedroom and bedroom two both being good sized double bedrooms. A recently refitted three piece contemporary bathroom suite serves all three bedrooms.

Externally to the front there is off road parking for multiple vehicles which leads to a detached garage, a secure gate provides access to the generous private rear garden.

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 Parris Wood High School.







DIRECTIONS

M20 5NY

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

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

Ask Agent

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

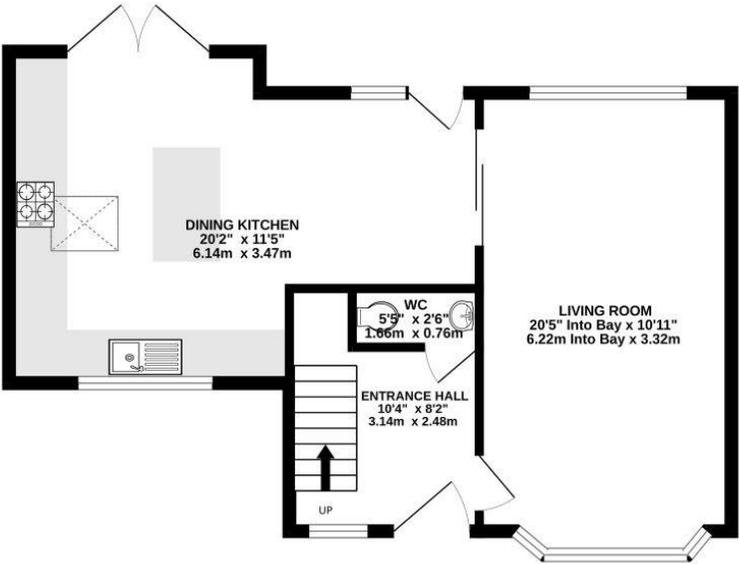
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

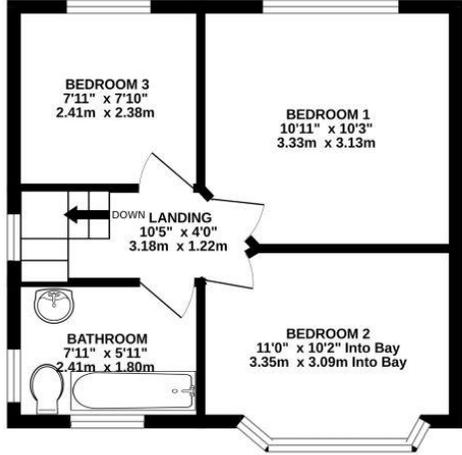
Ask Agent

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GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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