



**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Highbank Drive, East Didsbury  
**£500,000.00**



A spacious and tastefully extended, bay fronted semi detached property which is located in a highly desirable residential area. Having been refurbished by the current owner, the property offers an immaculate finish and high specification throughout. The property boasts an impressive 1236 SQ FT over three floors with off road parking for two cars to the front and a South facing garden to the rear. There is also potential to extend further (STPP). This property must be viewed to appreciate the accommodation on offer.

## Property details

- A Contemporary, Extended Three Bedroom Semi Detached Property
- Measuring a Highly Impressive 1236 SQ FT
- Bay Fronted Living Room and a Spectacular Open Plan Living/Dining Kitchen
- Three Good Size Bedrooms Including an Impressive Primary Bedroom and Two Family Bathrooms
- Close to Local Amenities and Excellent Transport Links
- Potential to Extend Further (STPP)



## About this property

Internally the property comprises of welcoming entrance hallway with useful utility cupboard and downstairs W/C, a bay fronted living room with attractive plantation shutters and built in storage. To the end of the hallway you are greeted by a spectacular and modern, open plan living/dining kitchen complete with a range master oven, skylights and bi-folding doors which overlook the rear garden.

To the first floor there are two good sized double bedrooms, bedroom two benefits from a further bay fronted window. A stylish refitted bathroom suite with underfloor heating serves both bedrooms.

The second floor boasts a highly impressive principal suite with french doors that provide stunning tree lined views, A contemporary four piece en-suite and additional storage complete the second floor.

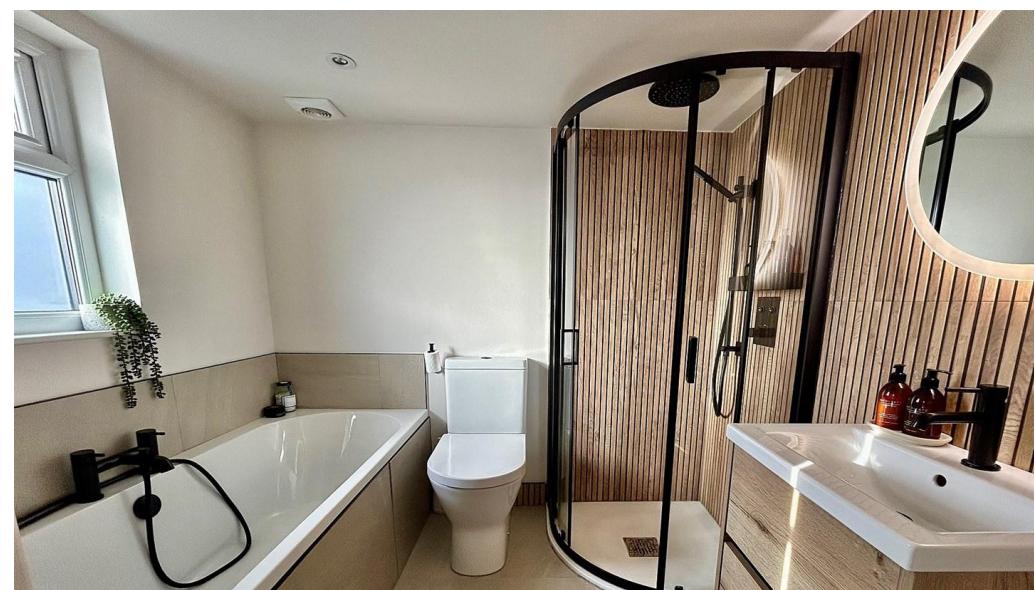
Externally to the front there is off road parking for two cars, a secure gate provides access to the generous rear South facing garden with a raised patio area, lawn, fenced boundaries and mature flower beds.

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 5QR

## COUNCIL TAX BAND

C

## TENURE

Leasehold

## SERVICES (NOT TESTED)

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

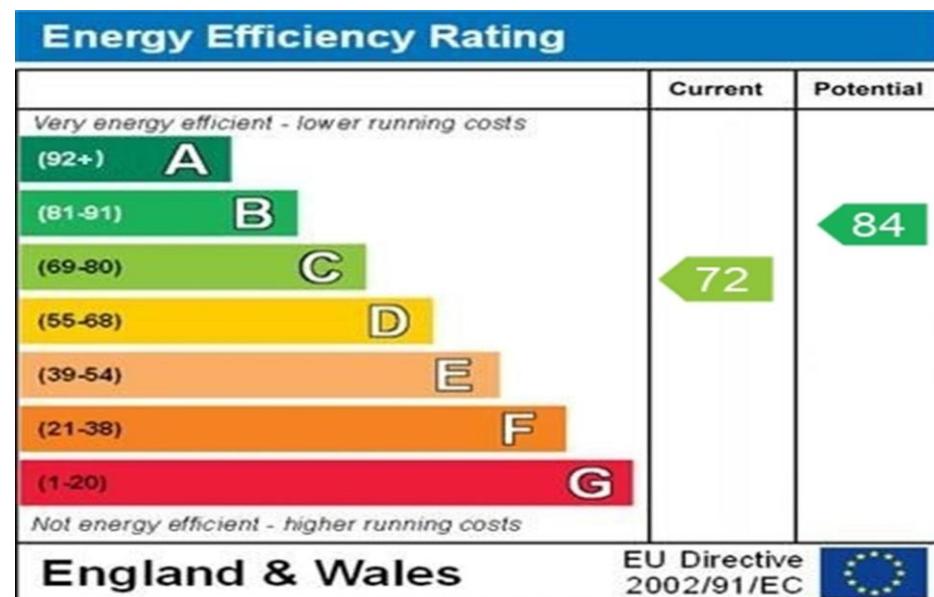
## LOCAL AUTHORITY

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

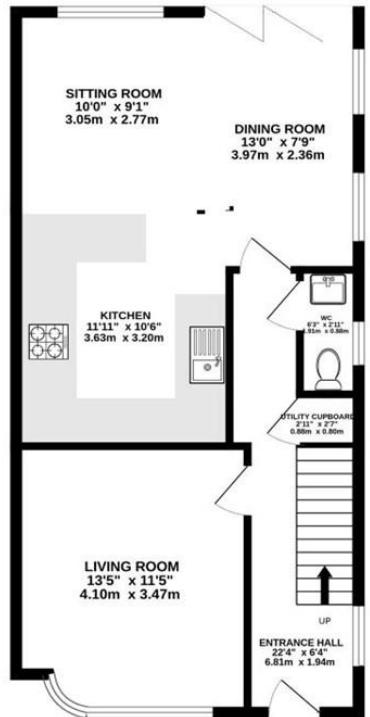
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

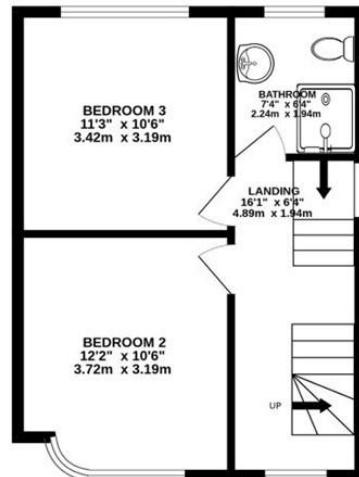
No

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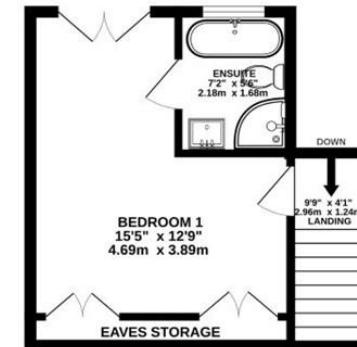
GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR  
255 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 1236 sq.ft. (114.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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