



**GASCOIGNE
HALMAN**

School Lane, Didsbury
£335,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and well-appointed two bedroom mid terrace property. Located only moments from Didsbury Village with its array of bars, restaurants, independent shops and excellent transport links. Two light and airy reception rooms, fitted kitchen, two good sized double bedrooms and a modern fitted bathroom. Offered to the market with No Vendor Chain.

Property details

- A Spacious Bay Fronted Mid Terrace Property
- Two Good Sized Receptions Rooms and a Fitted Kitchen
- Two Large Double Bedrooms and a Refitted Three-Piece Bathroom Suite
- Paved Rear Private Garden
- Only Moments From Didsbury Village and Excellent Transport Links
- Offered to the Market with No Vendor Chain



About this property

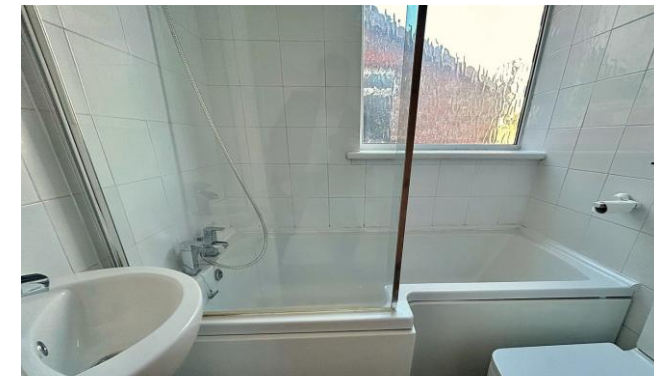
Internally the property comprises: - porch which leads to an entrance hallway, a bay fronted living room, a large dining room and a fitted kitchen complete with a useful storage cupboard and access to a lean to and rear garden.

To the first floor there are two excellent sized double bedrooms and a third bedroom which is ideal for a home office/study/nursery. A refitted and stylish three-piece bathroom suite serves all three bedrooms.

Externally to the front there is a paved pathway to the front door. To the rear the property offers a further paved private rear garden with fenced boundaries. Offered to the market with No Vendor Chain.

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 6SA

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

None

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

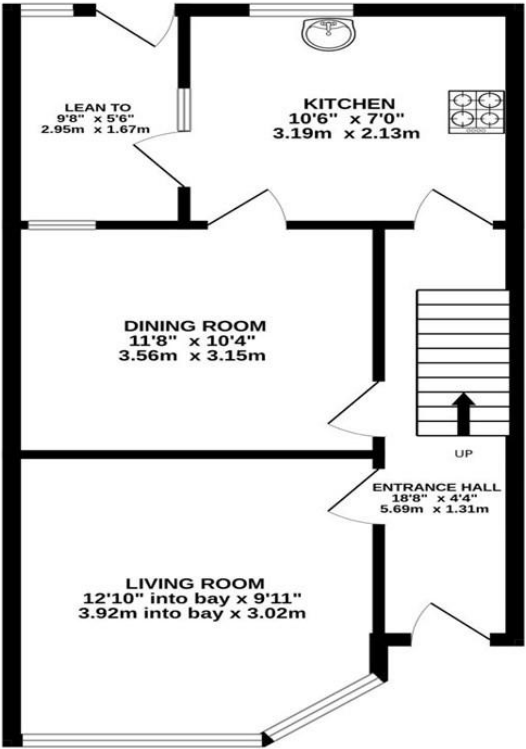
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

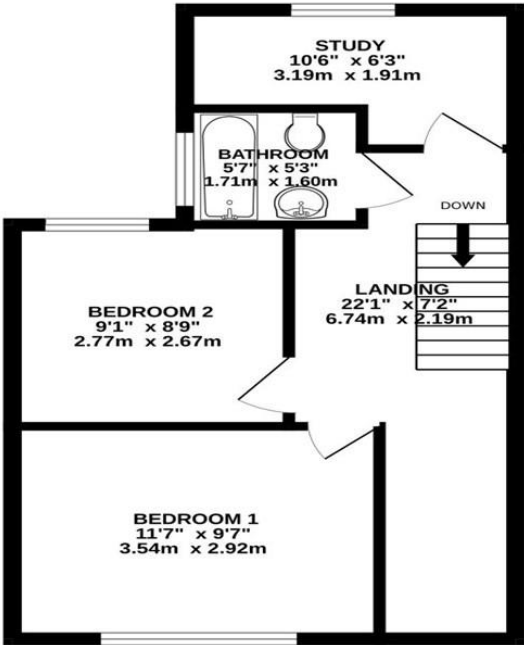
No

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.

GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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