



**GASCOIGNE  
HALMAN**

Riverton Road, East Didsbury  
**£450,000.00**

THE AREA'S LEADING ESTATE AGENCY



A spectacular and tastefully extended, bay fronted semi detached property which has been refurbished and renovated by the current owners to offer contemporary and stylish accommodation. Located in a highly attractive residential area and conveniently situated close to Didsbury Village, Fletcher Moss Park and excellent transport links. Measuring an impressive 1040 SQ FT. Off road parking to the front and a private Westerly facing garden. Offered to the market with No Vendor Chain.

## Property details

- A Spectacular, Extended Semi Detached Property
- Undergone Major Renovated and Refurbishment Throughout
- Measuring an Impressive 1040 SQ FT
- Bay Fronted Living Room, Spacious Sitting Room and Useful Utility Room and W/C
- Contemporary, Open Plan Family/Dining Kitchen with Neff Integrated Appliances, Central Island and Attractive Sky Light
- Underfloor Heating Throughout the Entire Ground Floor
- Three Bedrooms and a Stylish Four Piece Bathroom Suite
- Off Road Parking and a Westerly Facing, Landscaped Rear Garden
- Close to Local Amenities, Excellent Transport Links and Fletcher Moss Park
- Offered to the Market with No Vendor Chain



## About this property

Internally the property comprises of an entrance hallway and a bay fronted living room with attractive plantation shutters. The living room opens out to a spectacular modern open plan family/dining kitchen. The kitchen is complete with an array of Neff and Bosch integrated appliances, central island, boiling water tap, stunning sky light and rear glass doors which allow an abundance of natural light. A separate utility room and under stairs W/C completes the ground floor accommodation. The ground floor benefits from under floor heating throughout and a log burning stove.

To the first floor the principal bedroom is located to the rear of the property with attractive French Doors which overlook the rear garden. The second bedroom is a generous double which features a bay fronted window with plantation shutters. Bedroom 3 is ideal for use as a study/nursery. A stylish and designer four piece extended bathroom suite serves all three bedrooms.

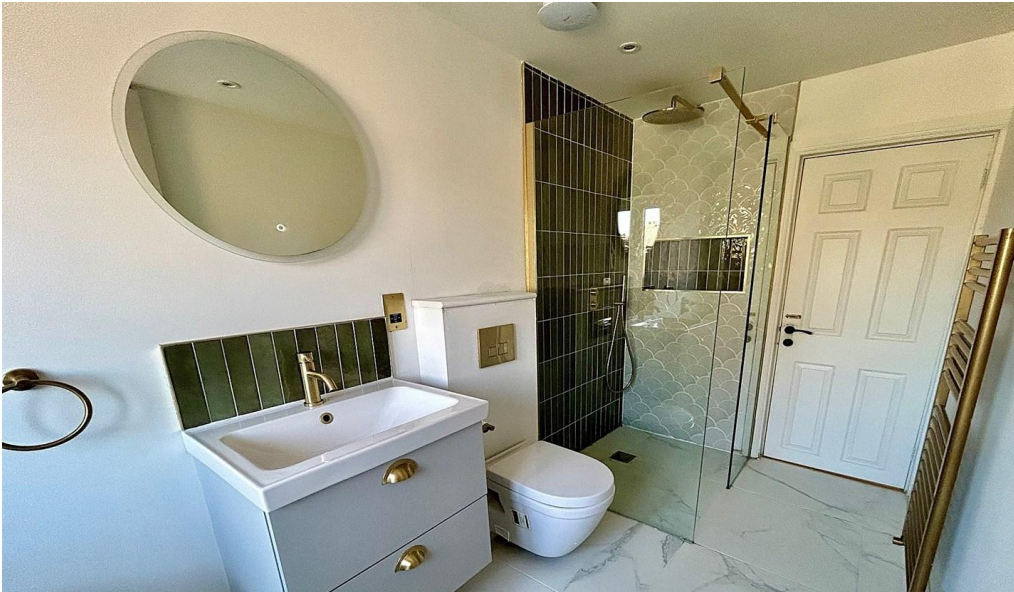
Externally to the front there is gated entrance and off road parking. To the rear the property offers a Westerly facing garden with a raised patio and decked area, ideal for entertaining.

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 5QU

## **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**

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**

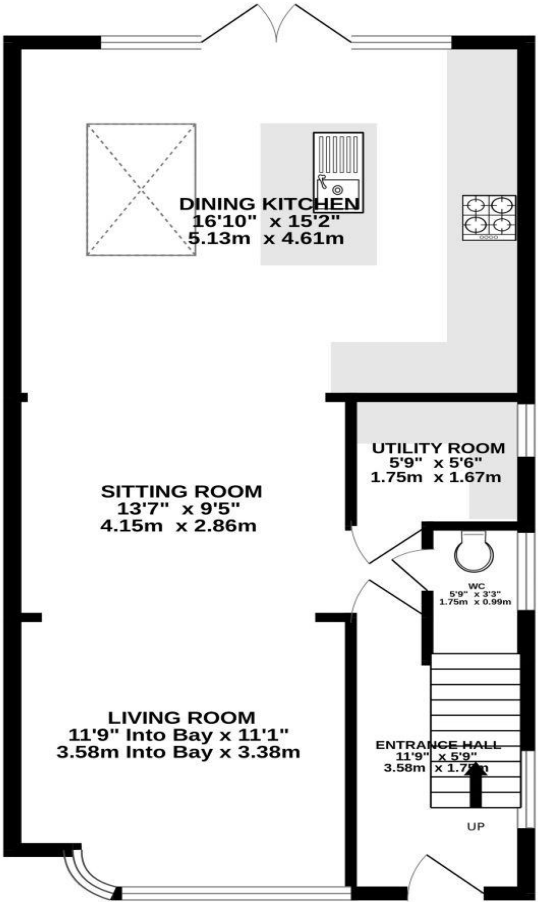
Ask Agent

## **HAS PROPERTY BEEN FLOODED IN 5 YEARS**

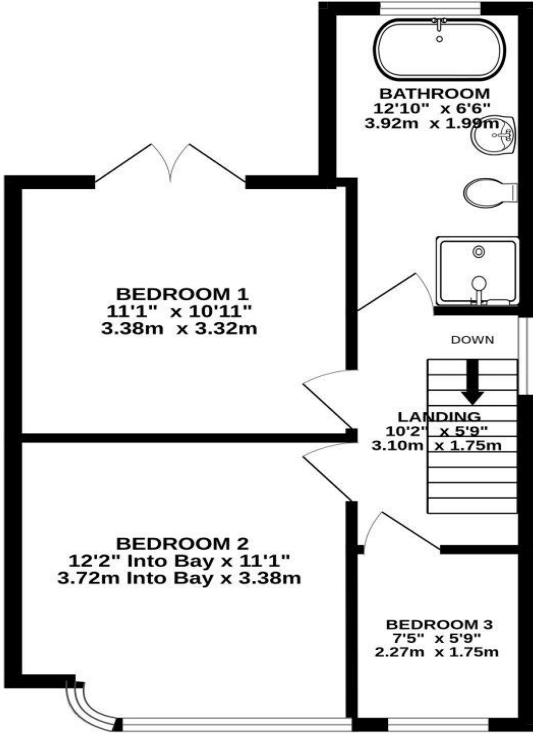
No

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GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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