



21 Elm Grove, Didsbury

Manchester

£400,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



21 Elm Grove

Didsbury, Manchester

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A Light and Airy Two Bedroom Terrace House
- Located in the Heart of Didsbury Village and Close to Local Amenities and Excellent Transport Links
- Two Good Sized Bedrooms and a Three Piece Bathroom Suite
- Large Bay Fronted Living Room and an Open Plan Dining Kitchen
- Allocated Parking and an Enclosed Westerly Facing Garden
- Offered to the Market with No Vendor Chain







Welcome to this light and airy two bedroom terraced house, perfectly positioned in the heart of Didsbury Village, just a short stroll from a fantastic selection of local shops, cafes, and restaurants as well as excellent transport links for easy commuting.

Upon entry you will immediately notice the spacious feel of the bay fronted living room, which is flooded with natural light and offers plenty of space. The open plan dining kitchen provides a generous space with a useful under stairs storage cupboard and access to the rear garden.

Upstairs, there are two good sized bedrooms, both offering comfortable accommodation and plenty of storage options, with the primary bedroom boasting three double built in wardrobes. The three piece bathroom suite serves both bedrooms.

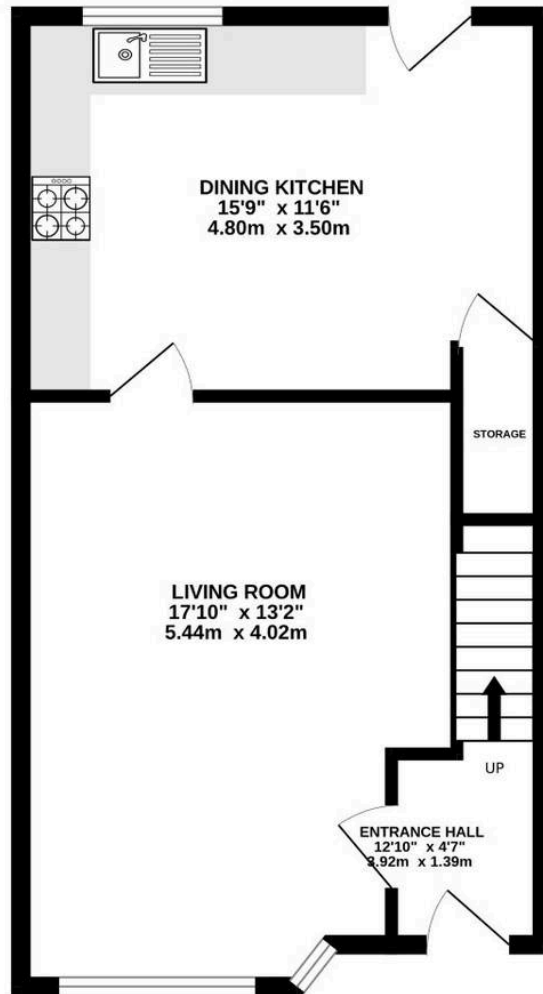
Practical touches like allocated parking and an enclosed Westerly facing garden.

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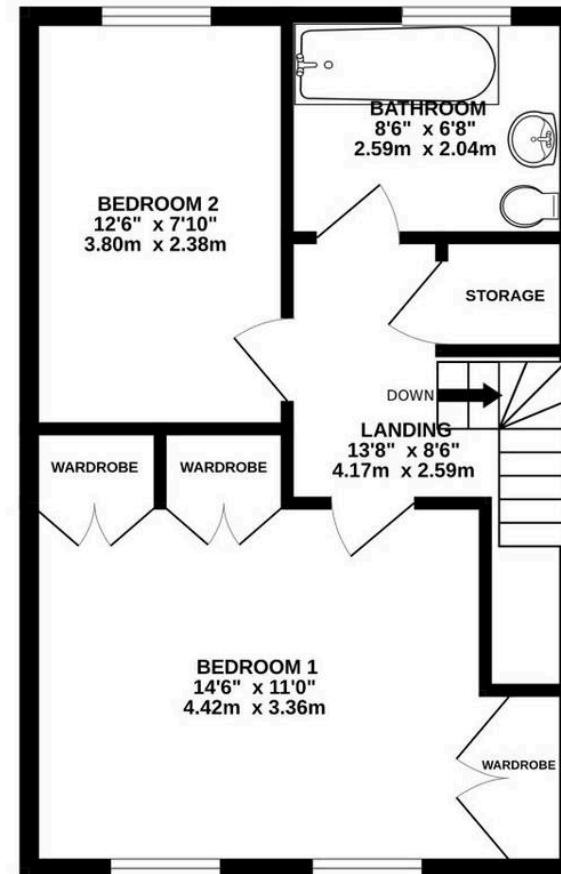
Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks. Didsbury Tram Station is within a stone throw from the property.

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.

GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Gascoigne Halman Didsbury

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