



23 Merston Drive, East Didsbury

Manchester

£475,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



23 Merston Drive

East Didsbury, Manchester

Council Tax band: C

Tenure: Freehold

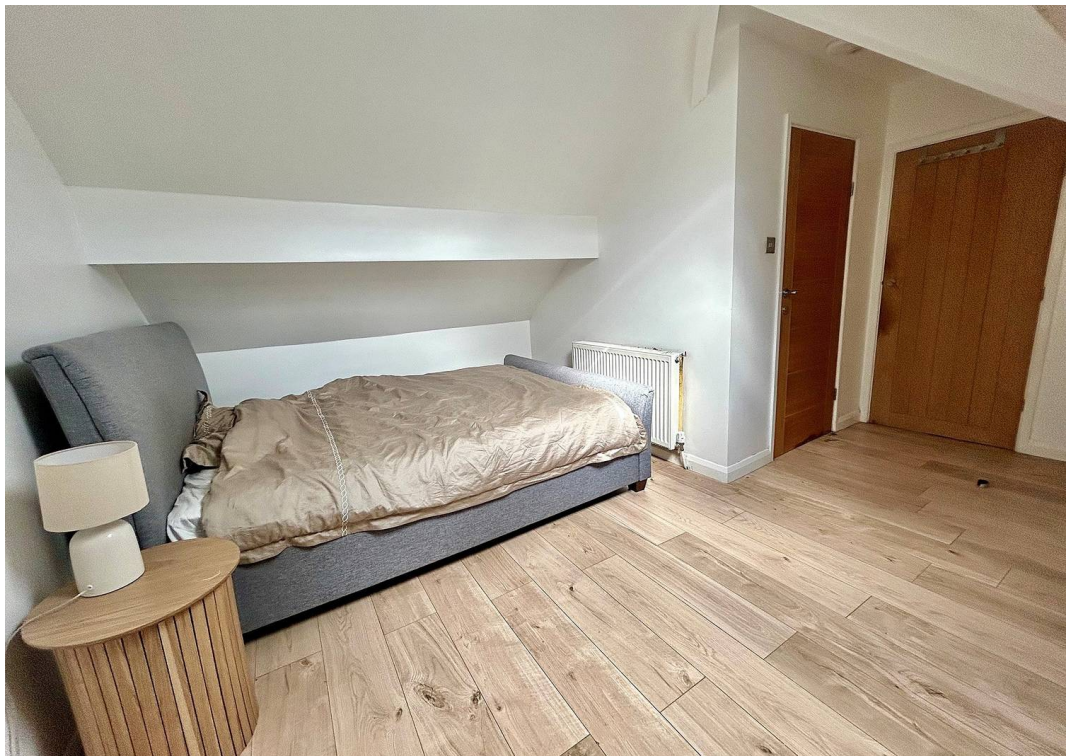
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- An Immaculate and Spacious Four Bedroom Semi Detached Property
- Located over Three Floors on a Substantial Plot and Measuring an Impressive 1486 SQ FT
- Four Good Sized Bedrooms with an En Suite Shower Room and Three Piece Family Bathroom
- Bay Fronted Living Room and a Stunning Open Plan Sitting/Dining Kitchen
- Off Road Parking for Multiple Vehicles
- Located Close to Excellent Transport Links and Local Amenities
- Generous Rear Garden Complete with a Detached Garage
- Offered to the Market with No Vendor Chain







An immaculate and spacious four bedroom semi detached house, set over three floors and offering an impressive 1486 square feet of living space.

To the ground floor you are greeted by a porch which leads to the entrance hallway. The heart of the home is the stunning open plan sitting, dining, and kitchen area, designed for modern family living, and benefiting from a central island, attractive sky lights and bi-folding doors overlooking the rear garden. A useful utility room and bay fronted living room completes the ground floor accommodation.

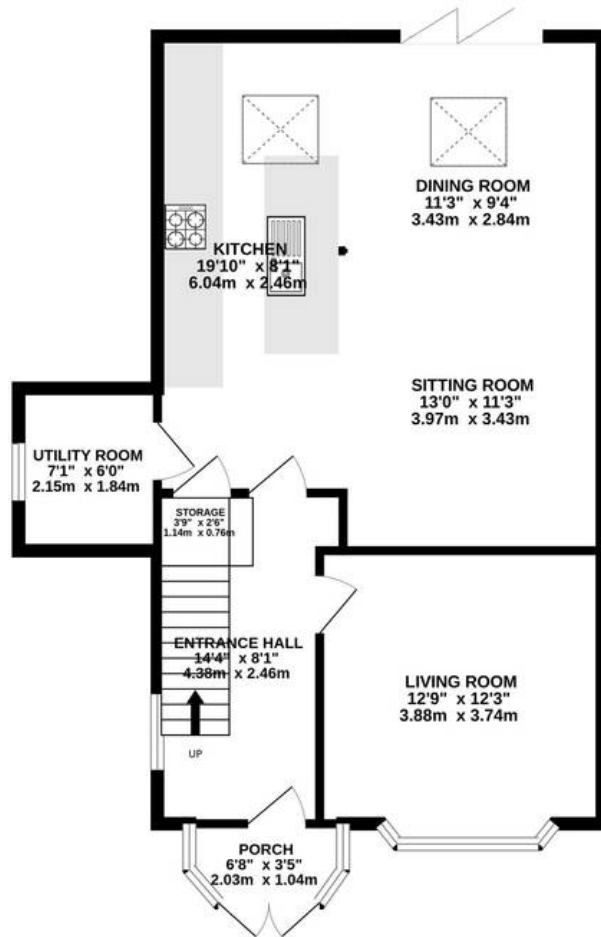
To the first floor there are three good sized bedrooms, with the primary bedroom boasting a further bay fronted window, while all three bedrooms are served by a stylish three piece family bathroom.

The second floor is occupied by a further double bedrooms, complete with a three piece contemporary en-suite shower room.

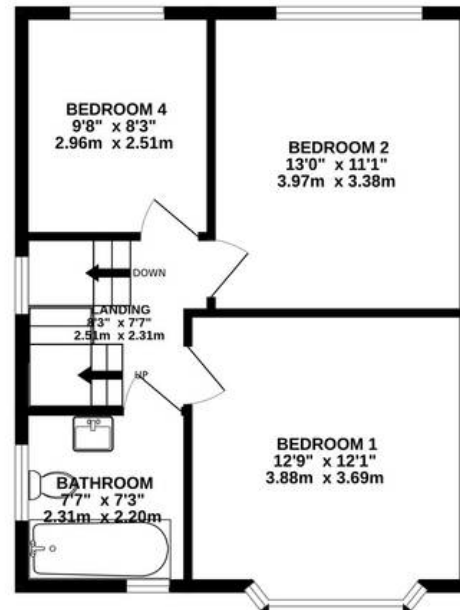
The property is located in a substantial plot with off road parking to the front for multiple vehicles and gardens to two sides. The garden is complemented by a detached garage, providing additional storage.

The property is offered to the market with no vendor chain and is ideally located close to excellent transport links and local amenities.

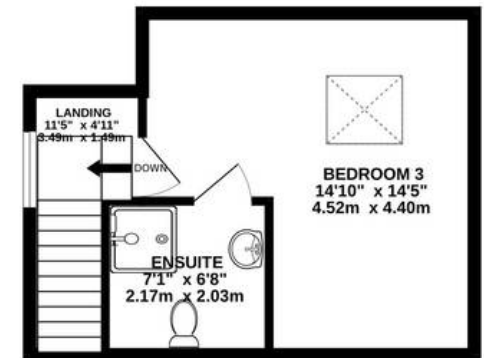
GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1486 sq.ft. (138.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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