



**GASCOIGNE
HALMAN**

Fog Lane, Didsbury
£495,000.00

THE AREA'S LEADING ESTATE AGENCY



A well-presented and spacious, bay fronted semi detached property which measures a highly impressive 1053 SQ FT. Located just a short stroll from Didsbury Village and Fog Lane Park as well as being only moments from excellent transport links such as the Metrolink and Burnage train station. Boasting light and airy accommodation with an array of features such as stain glass windows and is being offered to the market with No Vendor Chain.

Property details

- A Spacious and Well-Presented Bay Fronted Semi Detached Property
- Measuring a Highly Impressive 1053 SQ FT
- Located only Moments from Didsbury Village, Fog Lane Park and All Transport Links Such as the Metrolink and Burnage Train Station
- Two Light and Airy Reception Rooms, Fitted Kitchen and Utility Room
- Three Good Sized Bedroom and a Contemporary Bathroom Suite
- Off Road Parking and a Landscaped Rear Garden
- Offered to the Market with No Vendor Chain
- Potential to Extend (STPP)



About this property

Internally the property comprises: a porch which opens to a welcoming entrance hallway with original stain and leaded glass window with a useful under stairs storage cupboard. Two large bay fronted reception rooms with benefit from an abundance of natural light and the rear reception room boasting the original stain glass window. To the rear of the hallway you are greeted by the fitted kitchen with an under stairs alcove which is ideal as a pantry and a utility room completes the ground floor.

To the first floor there are three good sized bedrooms, bedrooms one and two are particularly large in size and both offer stunning bay fronted windows. A family bathroom with a separate W/C serves all three bedrooms.

Externally the property is approached via a gated entrance and off road parking and an attractive garden frontage. A secure gate provides access to the rear garden with fenced boundaries, lawned area and a patio area for entertaining and Al Fresco dining. The property can be extended and enhanced further (STPP).

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 Parris Wood High School.











DIRECTIONS

M20 6SN

COUNCIL TAX BAND

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TENURE

Freehold

SERVICES (NOT TESTED)

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

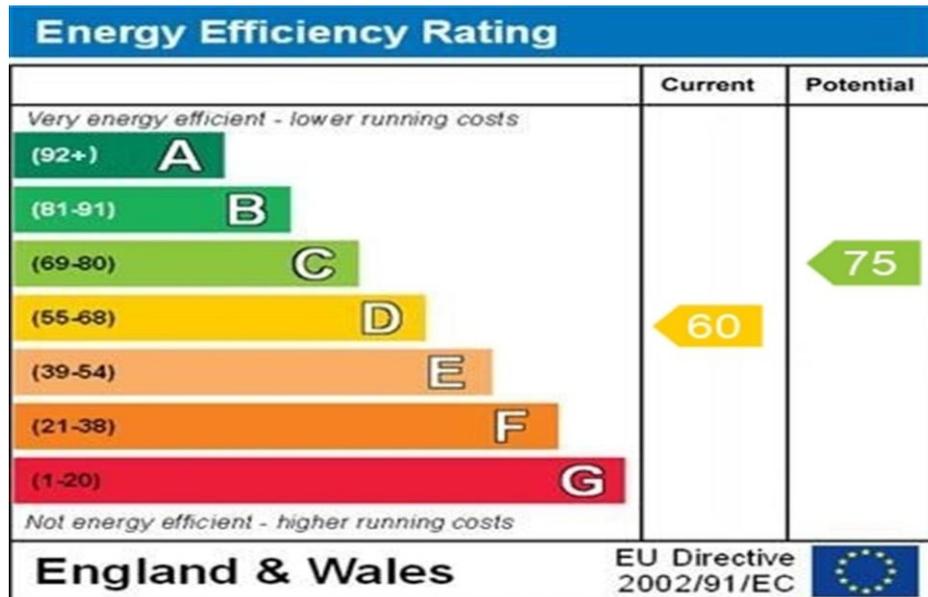
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

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

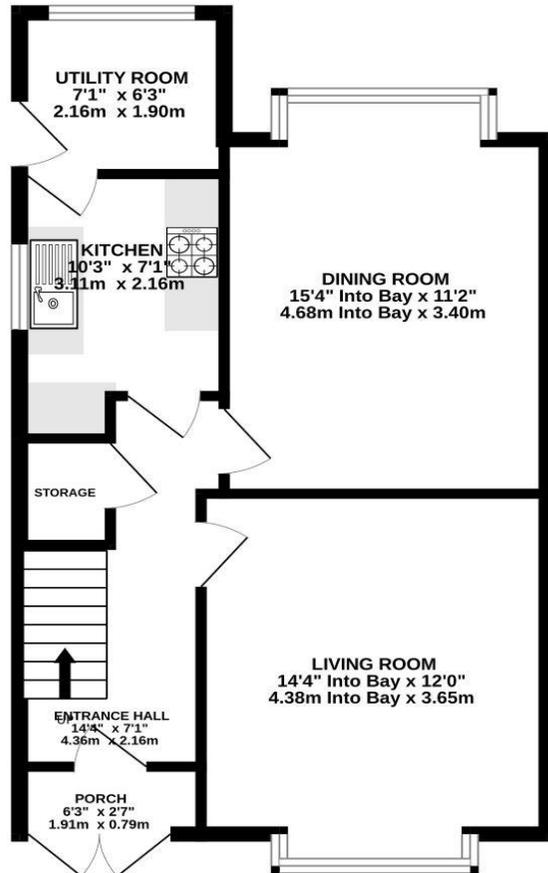
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

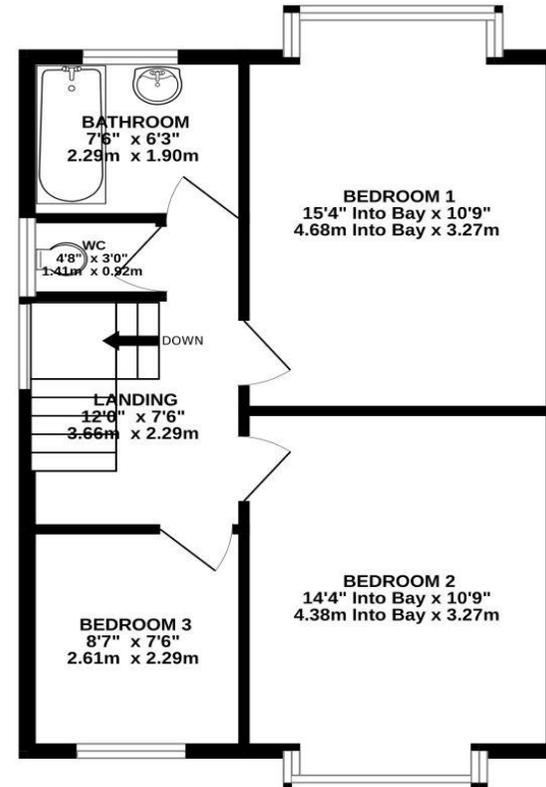
No

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GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.





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0161 445 7474 didsbury@gascoignehalman.co.uk
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

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