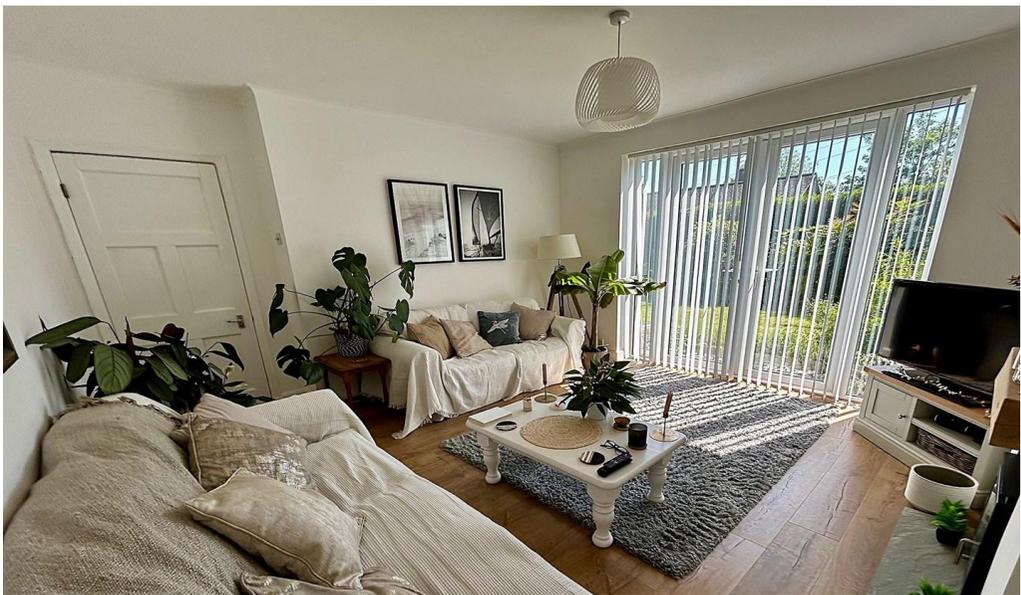




**GASCOIGNE  
HALMAN**

Stretton Avenue, Didsbury  
**£425,000.00**

THE AREA'S LEADING ESTATE AGENCY



A stunning and immaculately presented three bedroom semi detached property. Located to the end of an attractive cul-de-sac with a superb private aspect to both the front and the rear of the property. Boasting stylish decor throughout, this property would be ideal for a wide range of buyers. Off road parking for multiple vehicles and a generous South facing landscaped garden. Situated within walking distance to Didsbury Village and excellent transport links.

## Property details

- A Spacious and Immaculate Semi Detached Property
- Located in a Highly Sought After Quiet Cul De Sac Location
- Two Large Reception Rooms and Modern Fitted Kitchen
- Three Good Sized Bedrooms and a Stylish Bathroom Suite
- Off Road Parking and a Generous South Facing Garden
- Close to Local Amenities and Excellent Transport Links



## About this property

Internally the property comprises; a welcoming entrance hallway with useful under stairs storage. A light and airy dining room to the front of the property, a modern fitted kitchen leads to a spectacular living room with doors overlooking the rear garden.

To the first floor there are three good sized double bedrooms, a contemporary bathroom suite with separate W/C serves all three bedrooms.

Externally to the front there is off road parking for multiple vehicles, a secure side gate provides access to the generous, private and landscaped South facing garden.

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 6HE

## COUNCIL TAX BAND

A

## TENURE

Freehold

## SERVICES (NOT TESTED)

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

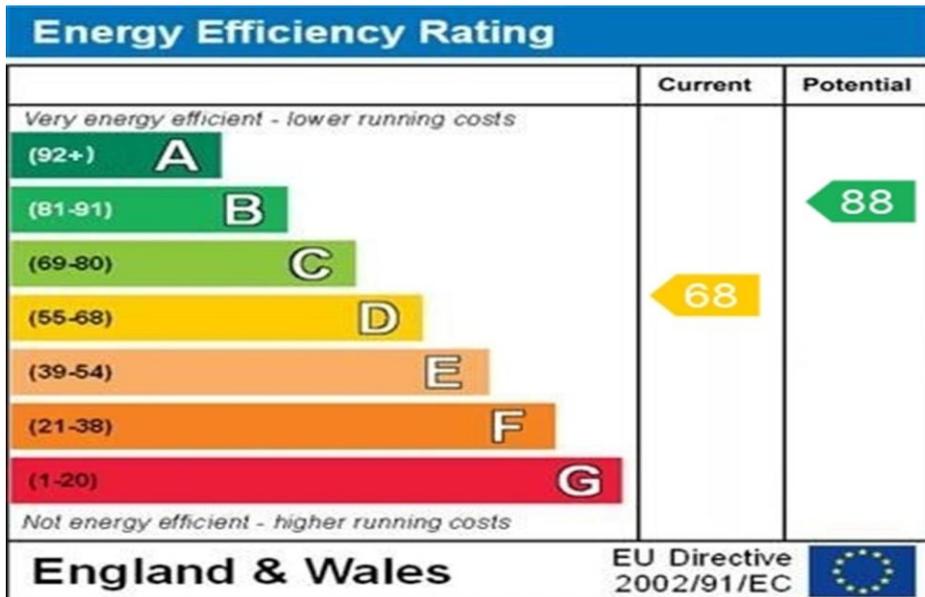
## LOCAL AUTHORITY

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 cabinet

## 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

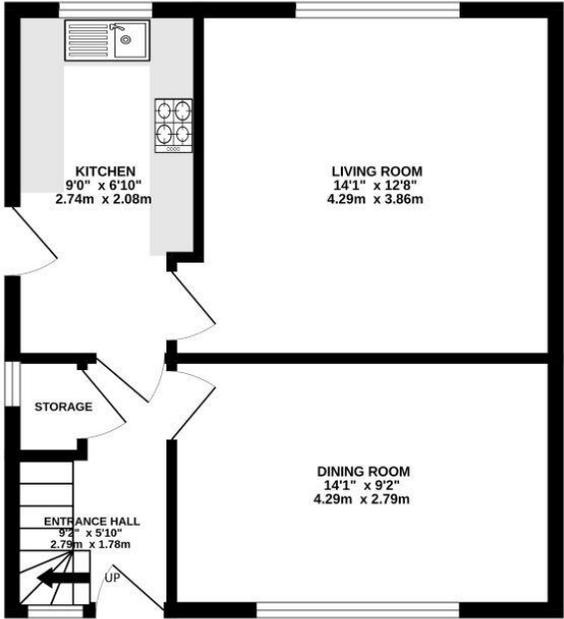
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

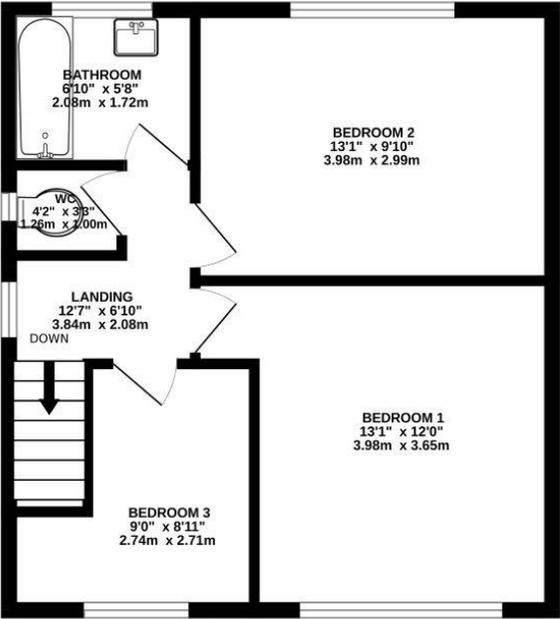
No

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  
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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THE AREA'S LEADING ESTATE AGENCY

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