



**GASCOIGNE  
HALMAN**

Albert Hill Street, Didsbury  
**£580,000.00**

THE AREA'S LEADING ESTATE AGENCY



A spectacular and spacious townhouse located in the centre of Didsbury Village. The property was previously a church and benefits from modern and light and airy accommodation throughout. The interior is thoughtfully designed with high-quality finishes and is the epitome of Didsbury living. Moments from all amenities Didsbury has to offer and excellent transport links at the end of the street. Offered to the market with No Vendor Chain.

## Property details

- A Spectacular and Spacious Townhouse
- Measuring An Impressive 1162 SQFT
- Superb Modern Open Plan Living/Dining Kitchen
- Three Good Sized Double Bedrooms and Three Stylish Bathroom Suites
- Gated Entrance, Off Road Parking and Courtyard Garden
- Located in the Heart of Didsbury, Close to all Local Amenities and Excellent Transport Links
- Offered with No Vendor Chain
- Internal Viewing Highly Recommended



## About this property

Internally the property comprises of; welcoming entrance hallway with access to a W/C and then to a stunning and spacious modern open plan living/dining kitchen. The Kitchen boasts an array of integrated appliances, central island and breakfast bar. A storage cupboard and sliding doors leading out to the outdoor space completes the ground floor.

To the first floor there are two good sized double bedrooms. Both bedrooms come complete with a stylish three piece en-suite. Bedroom two benefits from an attractive sky light and additional storage space.

To the second floor you will find the primary bedroom which is particularly large in size with exposed beams and a stunning four piece contemporary bathroom suite.

Externally the property is gated to the front, whilst to the rear there is gated off road parking and a courtyard garden.

Offered to the market with No Vendor Chain.

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 6RF

## 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.

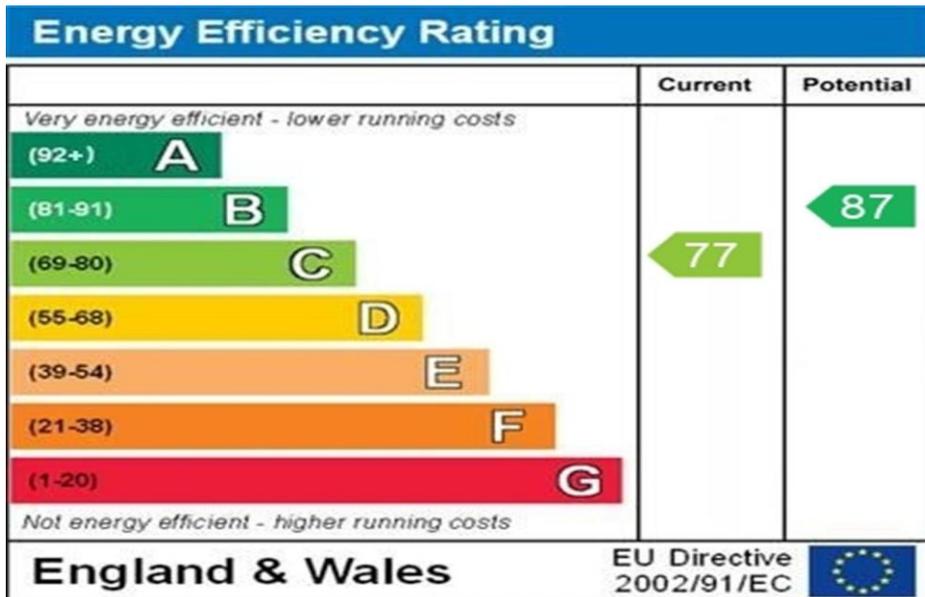
## LOCAL AUTHORITY

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

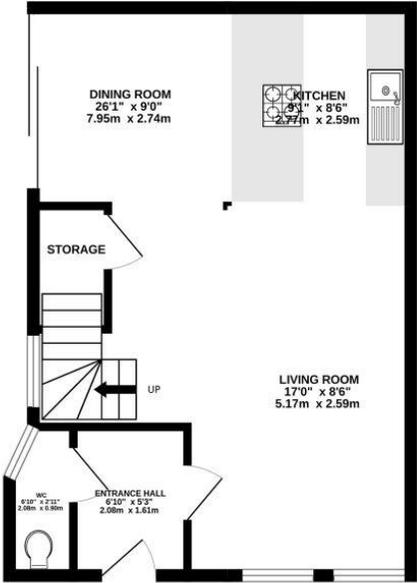
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

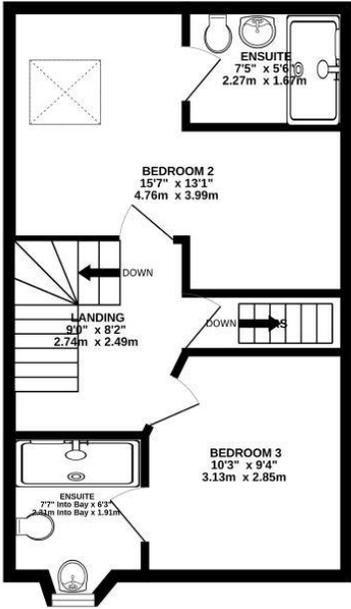
No

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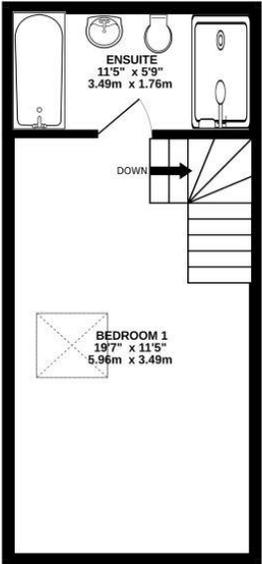
GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 1162 sq.ft. (108.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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