



**GASCOIGNE  
HALMAN**

Darley Avenue, Chorlton  
**£450,000.00**

THE AREA'S LEADING ESTATE AGENCY



A stunning and well presented three double bedroom bay fronted semi detached property, located in a highly sought after residential area and situated close to both West Didsbury and Chorlton villages with their array of independent shops, bars, restaurants, excellent transport links and close proximity to Didsbury High School. The property has undergone extensive renovation and refurbishment to offer immaculate accommodation with an abundance of natural light. Positioned on a corner plot with gardens to three sides and off road parking.

## Property details

- A Stunning and Stylish Bay Fronted Semi Detached Property
- A Corner Plot of a Highly Popular Residential Area
- Measuring a Highly Impressive 1069 SQ FT
- Two Bay Fronted Reception Rooms and a Superb Modern Fitted Kitchen
- Three Excellent Double Bedrooms and a Recently Refitted Contemporary Bathroom Suite
- Off Road Parking and Private Gardens to the Side and Rear of the Property
- Located Close to Chorlton and West Didsbury Villages
- Internal Viewing Highly Recommended



## About this property

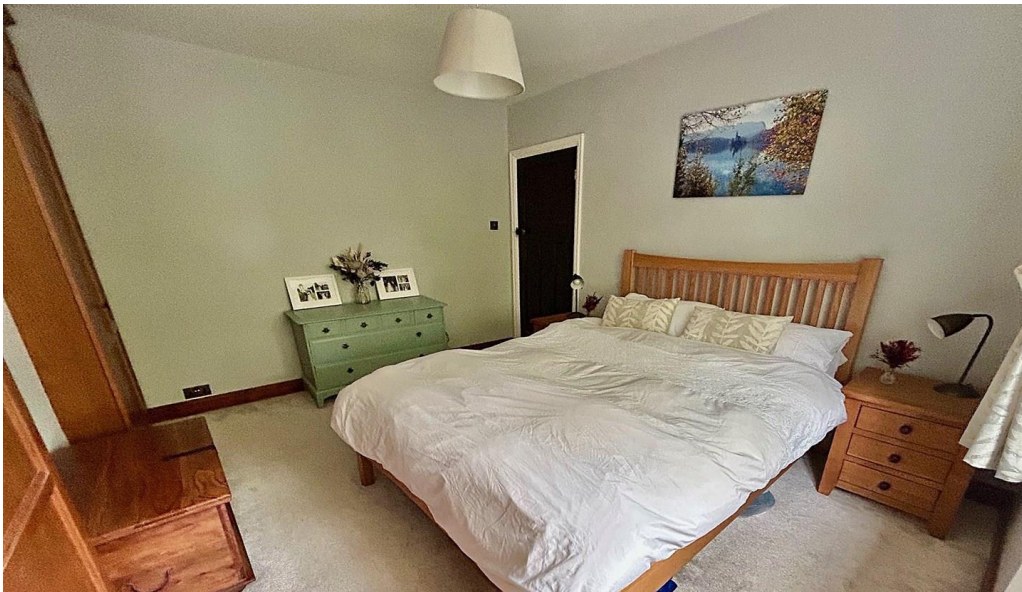
Internally the property comprises: welcoming entrance hallway with a useful under stairs storage cupboard. A bay fronted living room benefiting from a feature fireplace. A further bay fronted family room complete with a log burning stove which opens on to a spacious dining room. A stunning modern fitted kitchen with attractive sky lights, Belfast sink and an array of integrated appliances.

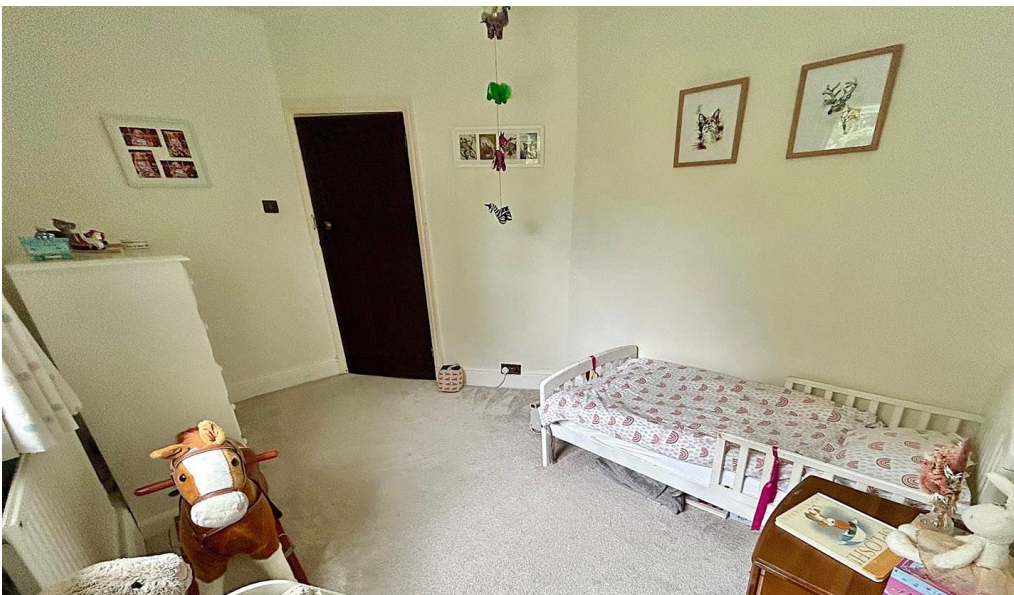
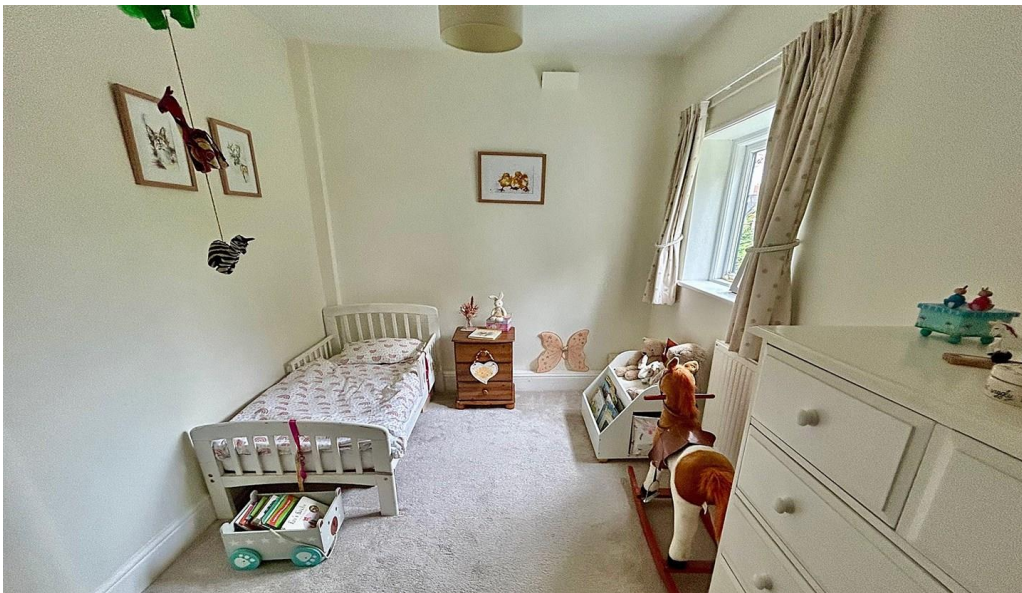
To the first floor there are three good sized double bedrooms, the primary bedroom boasts built in wardrobes, whilst bedroom two and three offer excellent natural light. A recently refitted three piece bathroom suite serves all three bedrooms.

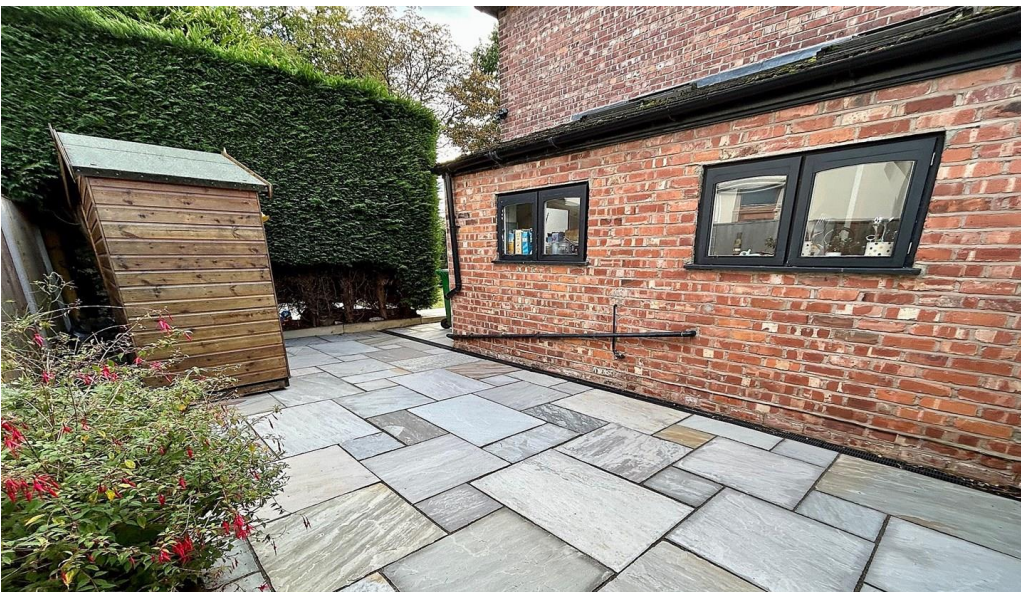
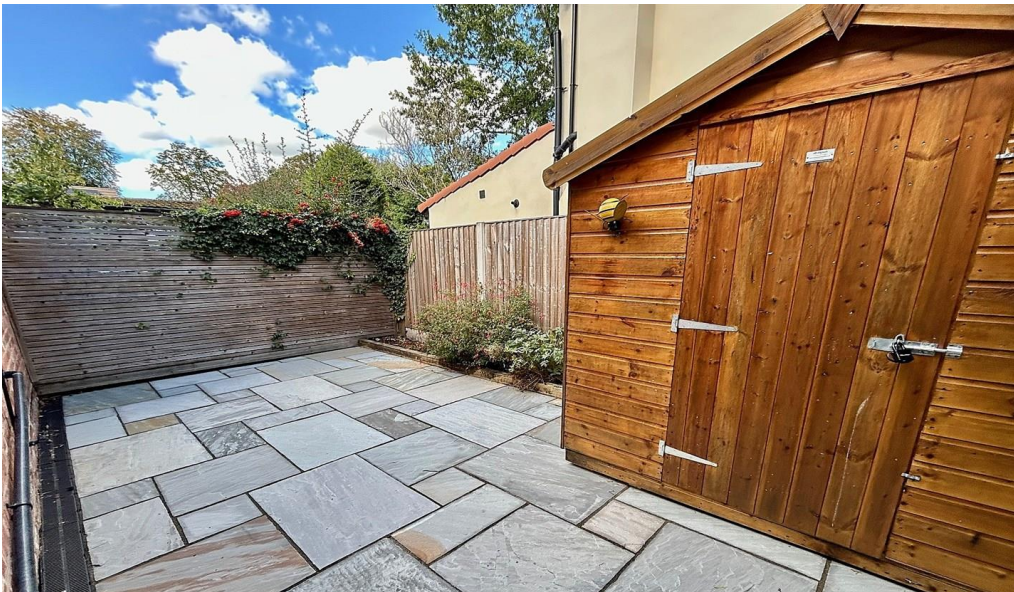
Externally to the front there is off road parking, a gate provides access to the private leafy garden with a generous patio area ideal for entertaining and Al Fresco dining. To the rear of the property there is a further patio area.













## DIRECTIONS

M21 7GG

## 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.

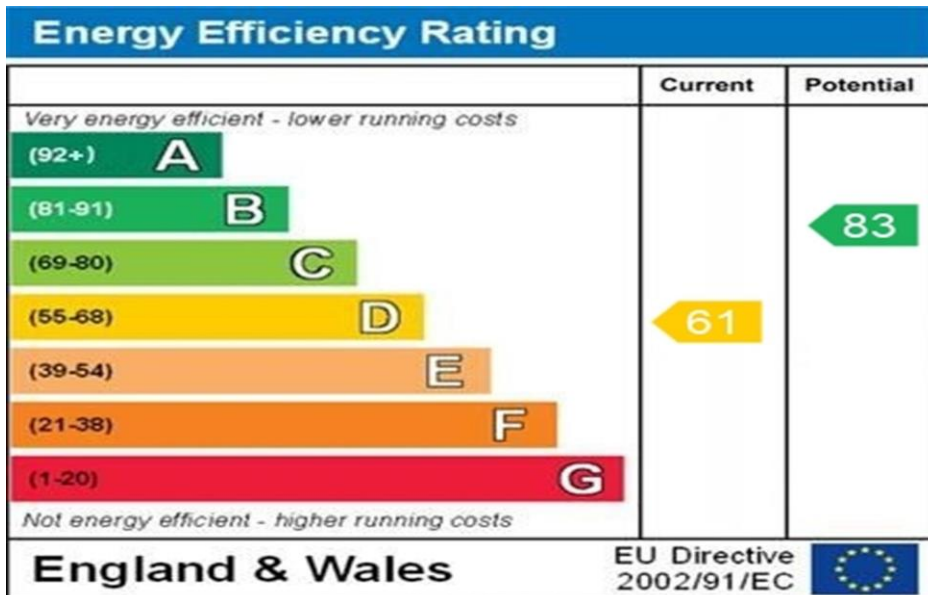
## LOCAL AUTHORITY

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 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

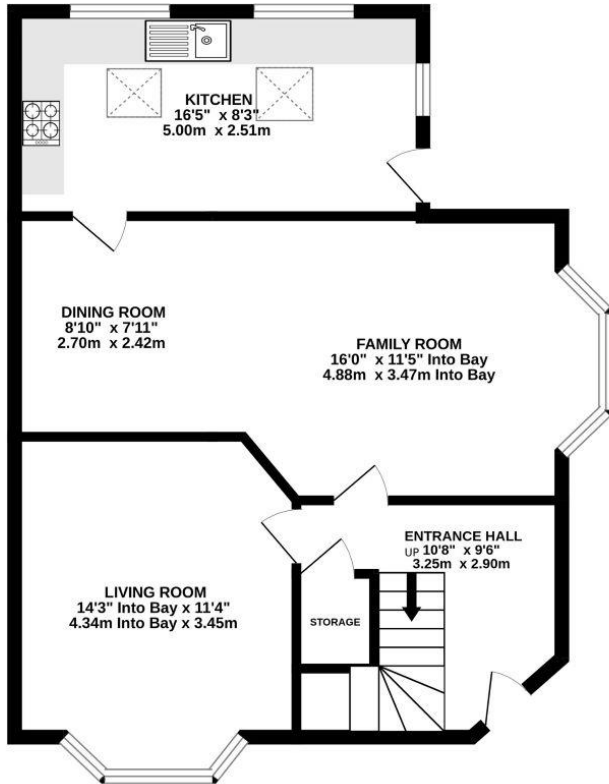
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

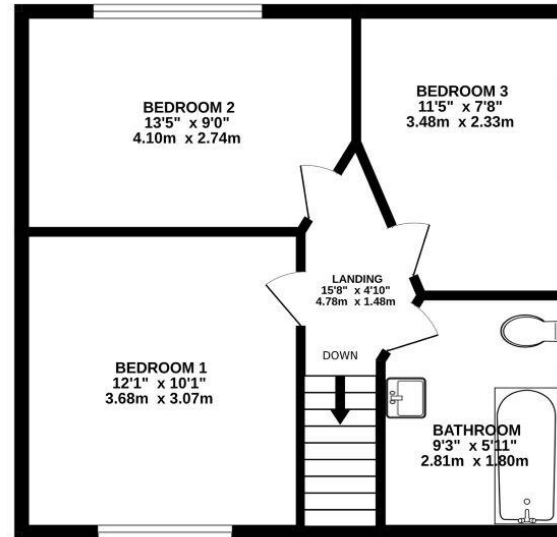
No

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  
609 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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0161 445 7474 [didsbury@gascoignehalman.co.uk](mailto:didsbury@gascoignehalman.co.uk)  
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

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