



**GASCOIGNE
HALMAN**

Wilmslow Road, Didsbury
£600,000.00

THE AREA'S LEADING ESTATE AGENCY



A spectacular and stunning bay fronted semi detached property located only moments from Didsbury and West Didsbury villages with their array of independent shops, bars, restaurants and excellent transport links such as West Didsbury Tram Station and Burnage Train Station. Having been refurbished, renovated and extended by the current owners, the property benefits from stylish and contemporary living with an exquisite finish throughout.

Property details

- A Spectacular and Stunning Bay Fronted Semi Detached Property
- Boasting Exquisite Accommodation and Measuring an Impressive 1229 SQ FT
- Refurbished, Renovated and Extended by The Current Owners
- Bay Fronted Sitting Room and a Modern Open Plan Living/Dining Kitchen
- Three Good Sized Bedrooms and a Stylish Three-Piece Bathroom Suite
- Off Road Parking and a Generous Landscaped Rear Garden
- Located Between Didsbury and West Didsbury Villages
- Must Be Viewed To Appreciate the Accommodation On Offer



About this property

Internally the property comprises: - welcoming entrance hallway with a useful under stairs W/C. A bay fronted sitting room with stunning stain glass windows and a feature fireplace. A recently extended modern open plan living/dining kitchen complete with attractive sky lights, central island, belfast sink and an array of integrated appliances. The extended accommodation is ideal for everyday family living and boasts bi-folding doors overlooking the rear garden. A utility room off the kitchen completes the ground floor.

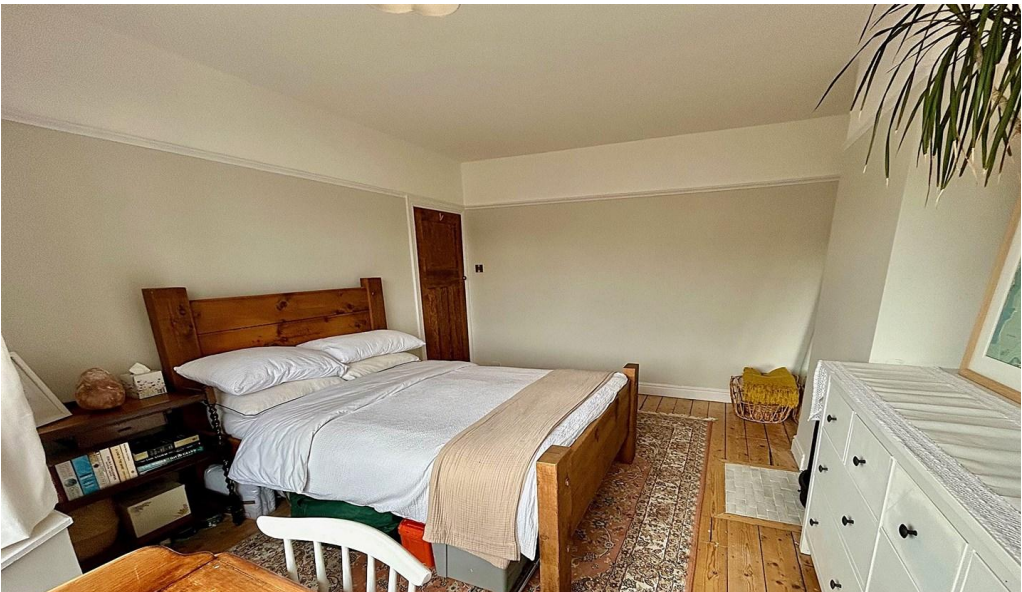
To the first floor there are three good sized bedrooms, both bedroom one and two benefit from bay fronted windows and offer a leafy outlook. The stylish three bathroom suite also offers a bay fronted window with stain glass and serves all three bedrooms.

Externally to the front there is a driveway for off road parking and two well-kept lawned areas. A secure gate provides access to the rear landscaped gardens with mature borders and fenced boundaries.

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 6DF

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.

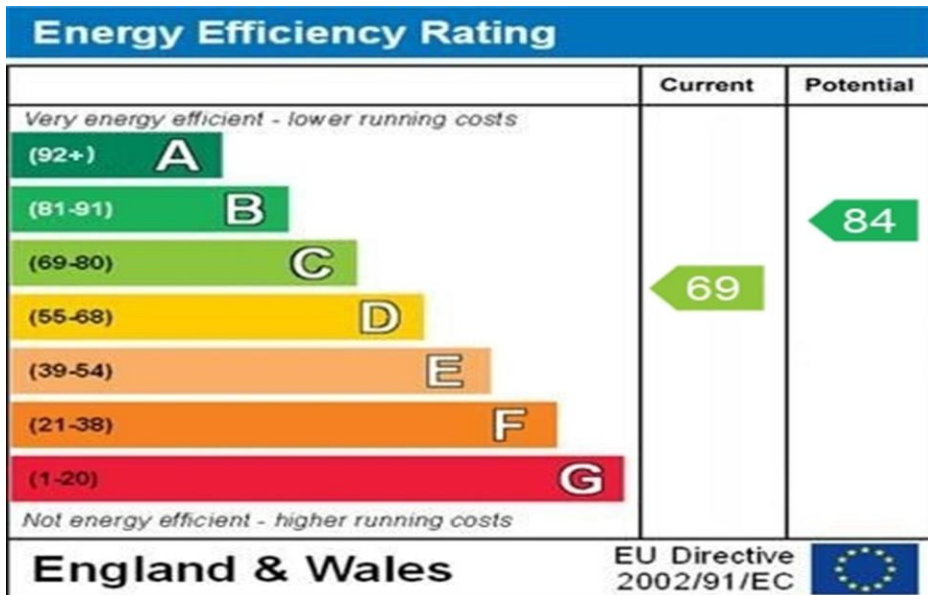
LOCAL AUTHORITY

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

Cable

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

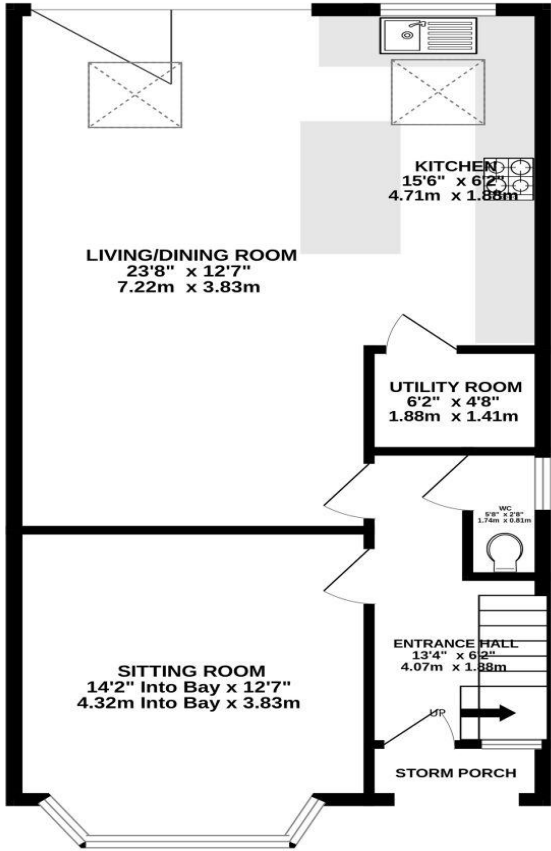
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

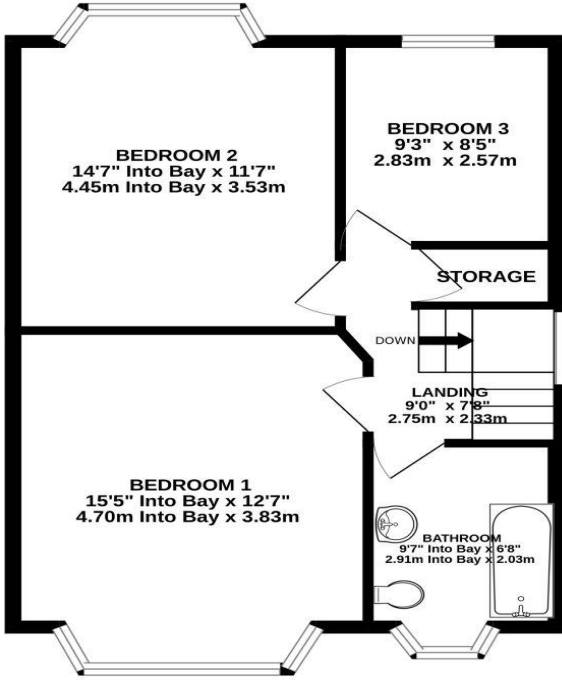
No

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GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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