16 Cranmer Road, Didsbury

£795,000

Manchester

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

KRAFTWERK

16 Cranmer Road

Didsbury, Manchester

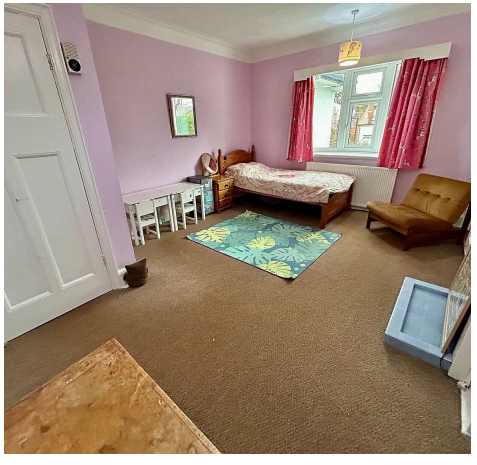
Council Tax band: F

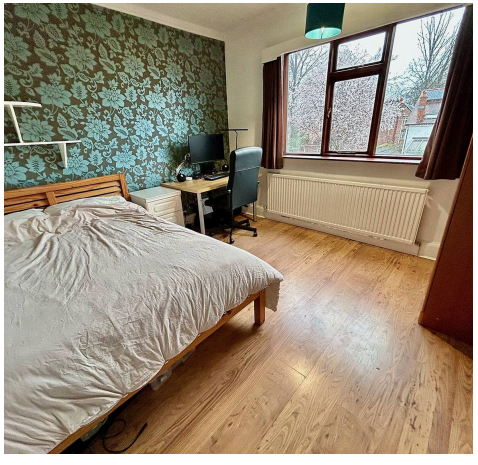
Tenure: Freehold

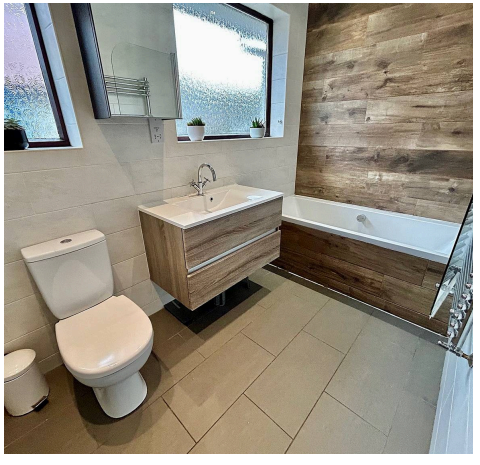
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- A Beautifully Presented Period Semi Detached Property
- Measuring a Highly Impressive 1614 SQ FT
- Two Large Reception Rooms and a Modern Fitted, Extended Dining Kitchen
- Four Good Sized Bedrooms and a Stylish Three Piece Bathroom Suite
- Off Road Parking and a Landscaped South East Facing Garden
- Quiet Cul De Sac Location Only Moments from Didsbury Village and Excellent Transport Links







16 Cranmer Road

Didsbury, Manchester

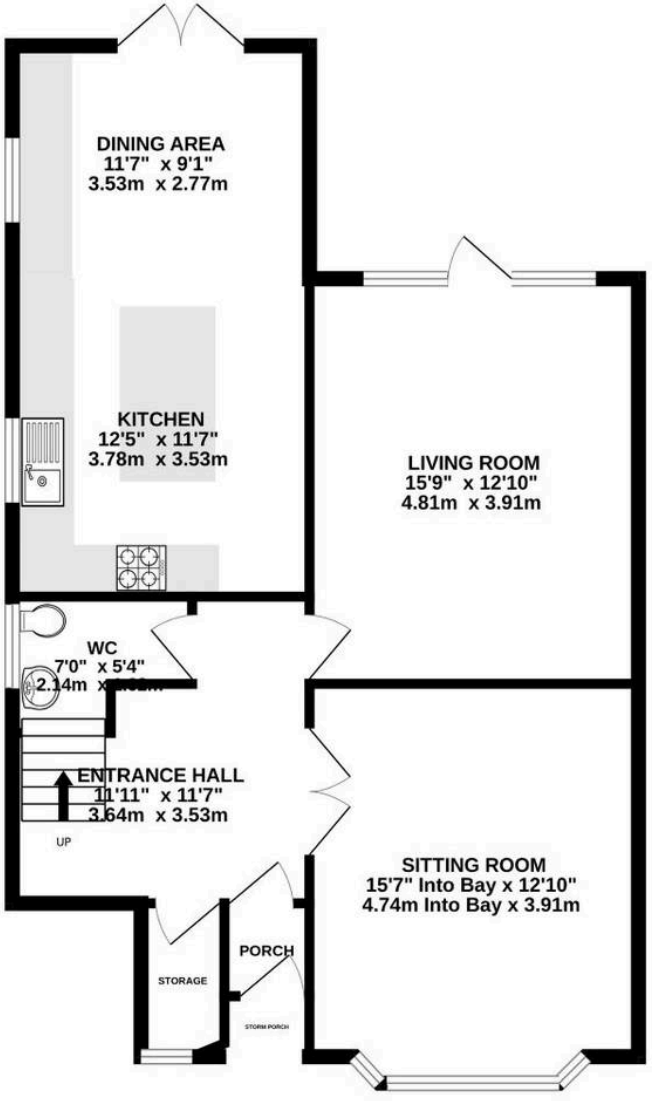
A spacious and beautifully presented period semi detached property located on one of Didsbury's most sought after and attractive roads. A quiet cul-de-sac that benefits from being only moments from Didsbury, West Didsbury villages as well as Fog Lane Park. Measuring a highly impressive 1614 SQ FT of extended accommodation, with further potential to extend (STPP). The property offers two large receptions rooms, extended dining kitchen, four good sized double bedrooms and a three piece family bathroom. Off road parking to the front and a generous rear garden.

Internally the property comprises of: porch which leads to a welcoming entrance hallway with under stairs W/C and useful storage cupboard. A bay fronted sitting room with an attractive feature fireplace. A rear living room with a further feature fireplace and access to the rear garden. A modern fitted, extended dining kitchen complete with a central island and French doors which allow an abundance of natural light completes the ground floor.

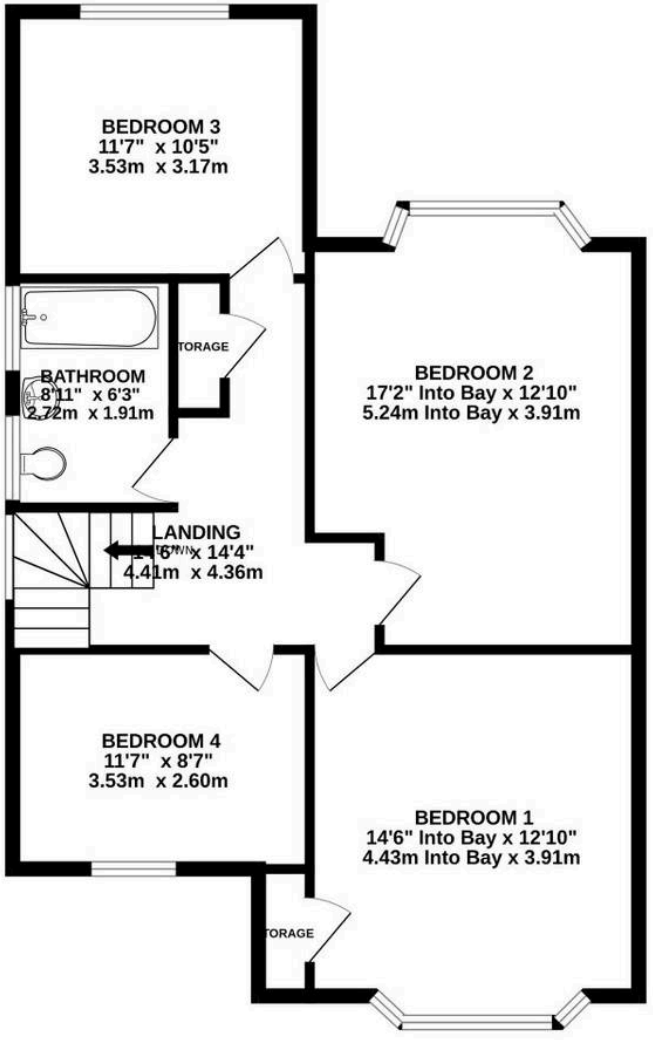
To the first floor there are four good sized double bedrooms, the principal bedroom is located to the front of the property containing a bay fronted window and built in wardrobe. Bedroom two also offers an attractive bay window with views over the garden. A stylish three piece bathroom suite serves all four bedrooms.

Externally to the front there is off road parking and a well kept lawned area. Gated access leads to the rear landscaped South East facing garden with a detached garage.

GROUND FLOOR
824 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 1614 sq.ft. (149.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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