



9 Morningside Drive, East Didsbury
Manchester

£525,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



9 Morningside Drive

East Didsbury, Manchester

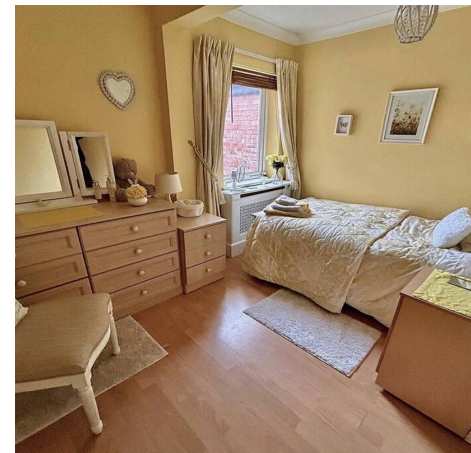
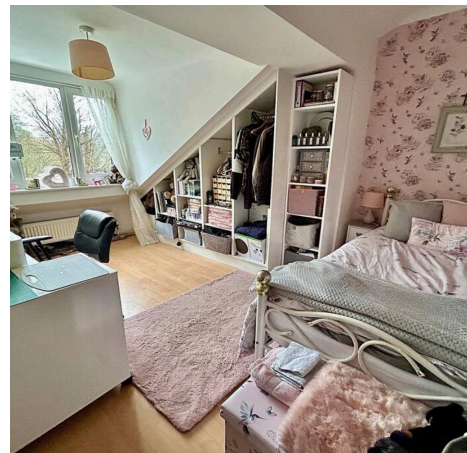
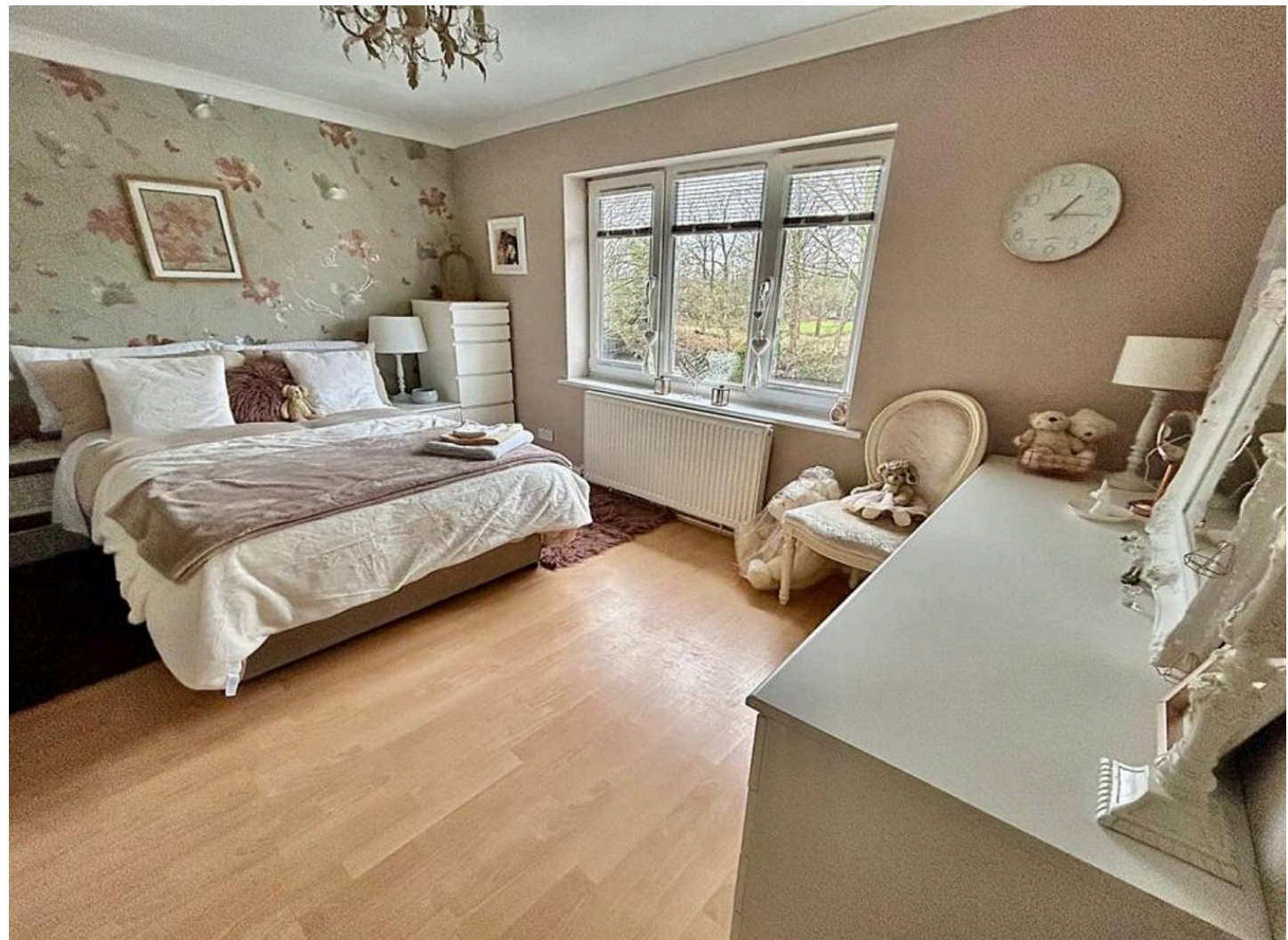
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A Spacious and Well Presented, Extended Semi Detached Property
- Four Reception Areas and a Recently Renovated Modern Fitted Kitchen
- Off Road Parking for Multiple Vehicles and a South Facing Private Rear Garden
- Bay Fronted and Measuring a Highly Impressive 1449 SQ FT
- Four Good Sized Double Bedrooms and a Three Piece Bathroom Suite
- Close to Local Amenities and Excellent Transport Links



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A spacious and well presented, extended semi detached property. Located in a highly sought after residential area and benefiting from an excellent level of privacy to both the front and the rear. Measuring a highly impressive 1449 SQ FT of accommodation over two floors and having undergone recent refurbishment to offer an immaculate property. The property is also situated only moments from local amenities and excellent transport links.

Internally the accommodation comprises: large entrance hallway with a useful under stairs storage cupboard. Off the hallway there is a cloakroom and downstairs W/C. A good sized bay fronted living room. The rear of the property boasts a stunning and stylish, modern open plan living/dining kitchen. The kitchen has been recently renovated and offers an array of integrated appliances, whilst the dining area offers french doors overlooking the rear garden. A separate conservatory completes the ground floor.

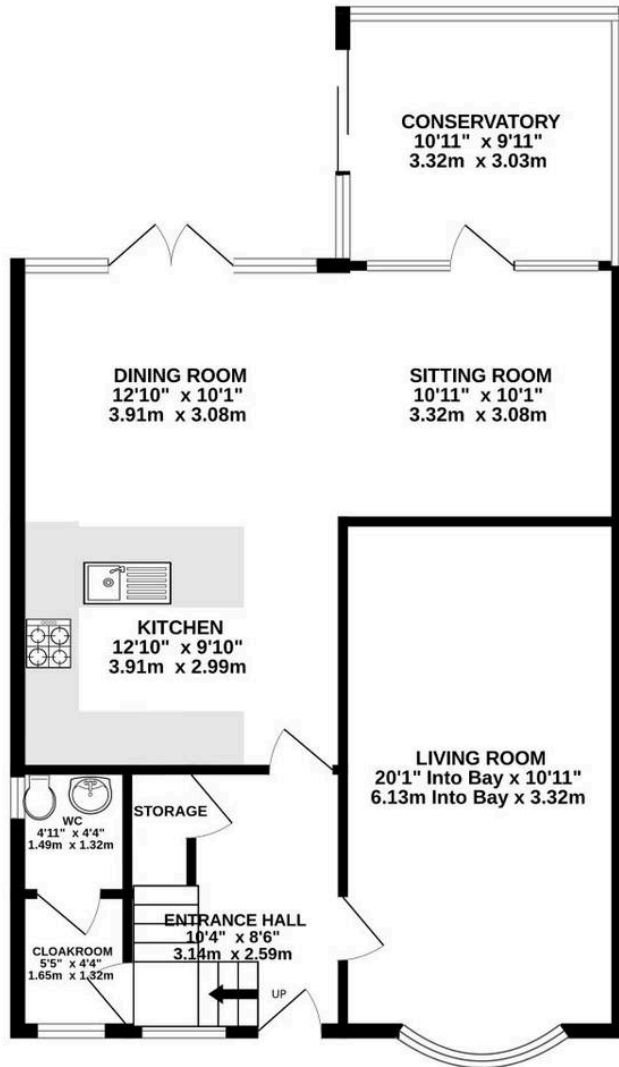
To the first floor there are four good sized double bedrooms. The principal bedroom boasts a bay fronted window and built in wardrobes. Both bedroom two and three have excellent tree lined views. A three piece bathroom complete with a Jacuzzi bath with shower over, serves all four bedrooms.

Externally to the front there is off road parking for multiple vehicles, to the rear there is a South facing private garden benefiting from all day sun, raised seating area, fenced boundaries and decking.

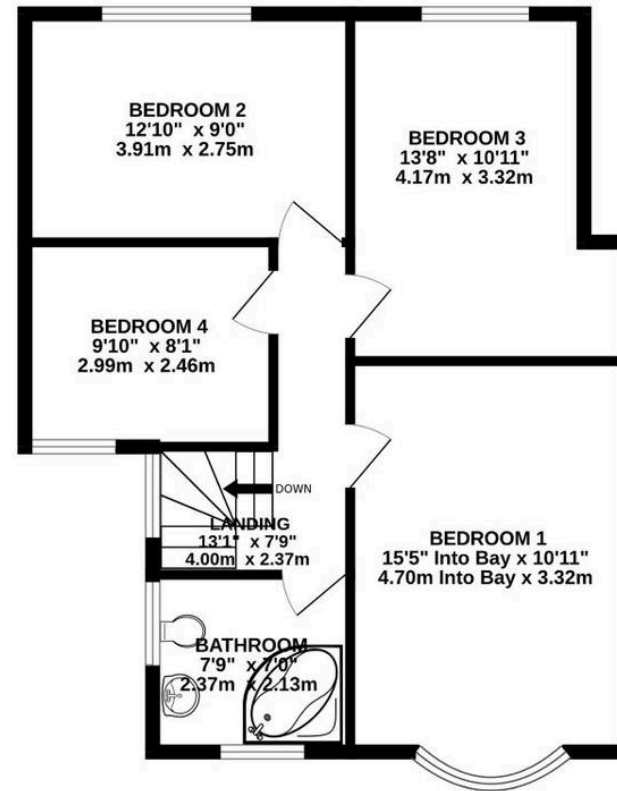
There is easy access to Didsbury Village catering for



GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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