



29 Arthog Road, Didsbury
Manchester

£450,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



29 Arthog Road

Didsbury, Manchester

A well presented and spacious bay fronted three bedroom semi detached property. Having been extended the property offers an impressive 990 SQ FT. Located on a highly desirable cul de sac and within walking distance to Didsbury Village with its array of independent shops, bars, restaurants and excellent transport links, such as the Metrolink. With off road parking to the front and a rear, private garden, the property will appeal to a wide range of buyers. Offered to the market with No Vendor Chain. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A Well Presented and Appointed Semi Detached Property
- Located on a Popular Cul De Sac and Only Moments from Didsbury Village
- Three Good Sized Bedrooms and a Fitted Bathroom Suite
- Offered with No Vendor Chain
- Having Been Extended and Measuring an Impressive 990 SQ FT
- Large Bay Fronted, Open Plan Living/Dining Room and a Fitted Kitchen
- Off Road Parking and a Private Rear Garden
- Potential to Extend Further (STPP)



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Internally the accommodation comprises of; welcoming entrance hallway, a bay fronted dining room which opens to the rear living room with attractive French doors overlooking the rear garden. A fitted kitchen provides further access to the garden and a downstairs W/C completes the ground floor.

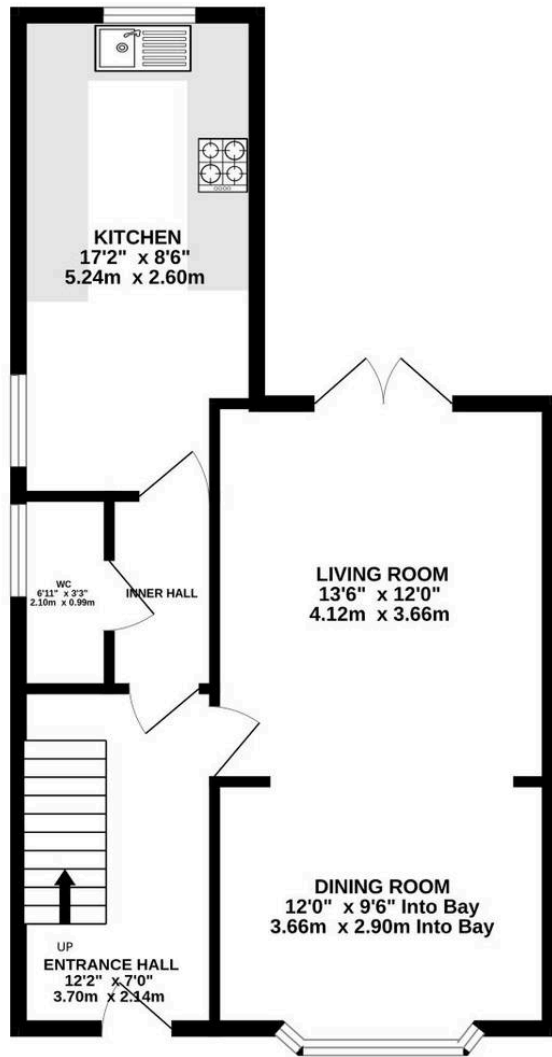
To the first floor the primary bedroom is located to the rear of the property and is particularly large in size, bedroom two offers a further bay fronted window. A fitted bathroom suite serves all three bedrooms.

Externally to the front there is off road parking for multiple vehicles. A secure gate provides access to the rear, private garden with a mainly lawned area, patio and fenced boundaries.

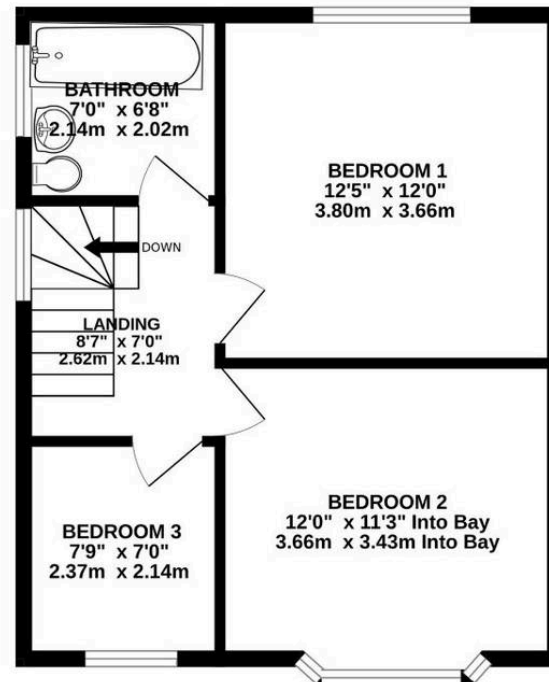
Offered to the market with No Vendor Chain.



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



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