

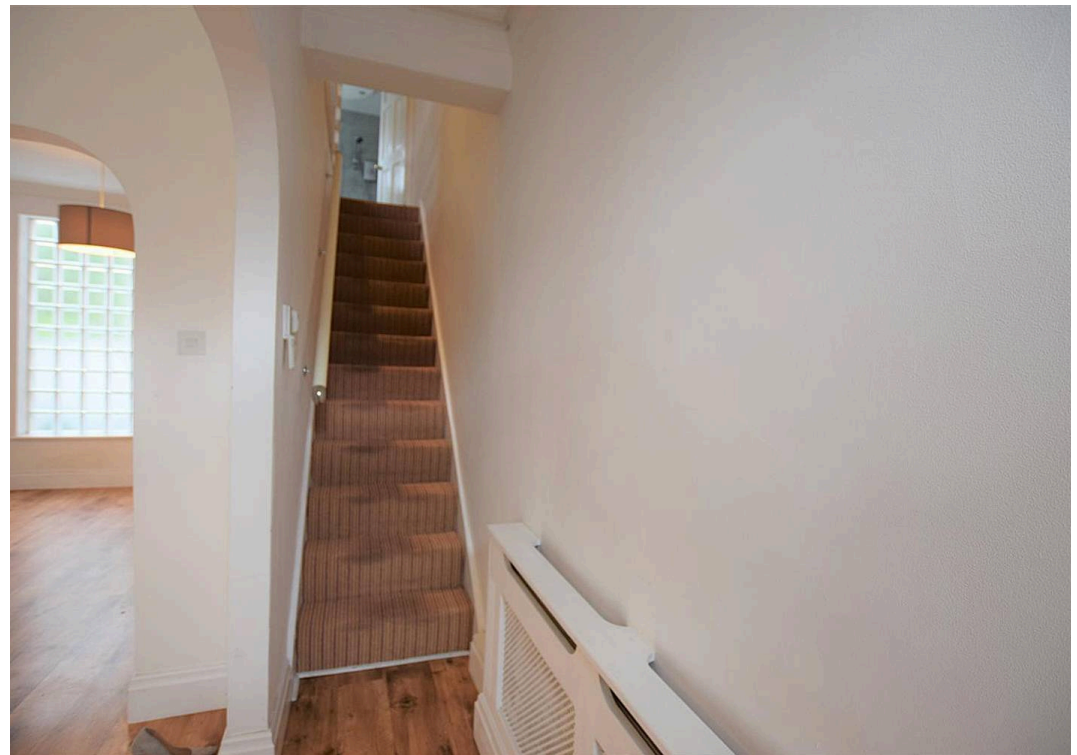


13 Albert Hill Street, Didsbury
Manchester

£400,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



13 Albert Hill Street

Didsbury, Manchester

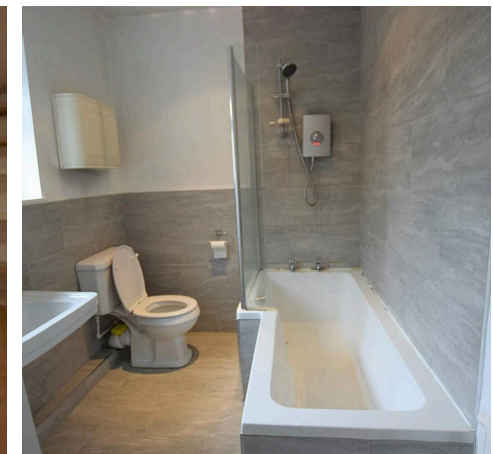
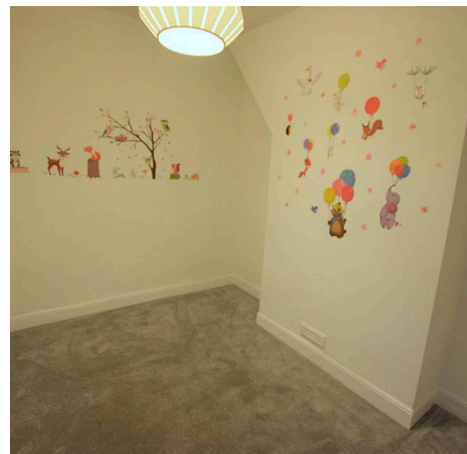
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A Bay Fronted Period Terrace Property in the Heart of Didsbury Village
- Measuring an Impressive 929 sq ft of Accommodation Over Three Floors
- Bay Fronted Living Room, Light and Airy Dining Room and Modern Fitted Kitchen
- Two Good Sized Double Bedrooms and a Three Piece Bathroom Suite
- Useful Converted Cellars, Courtyard Rear Garden and South facing Front Garden
- Located in the Heart of Didsbury Village and Close to Local Amenities and Excellent Transport Links



13 Albert Hill Street

Didsbury, Manchester

Situated in the heart of Didsbury village this stylish bay-fronted period terrace offers a healthy 929 sq ft of accommodation over three floors. Two reception rooms, modern fitted kitchen, two double bedrooms, contemporary three piece bathroom, converted cellar which is ideal for an additional reception room or office and courtyard style garden. Only moments from Didsbury Metrolink and all local amenities. Offered to the market with No Vendor Chain.

The property itself boasts spacious accommodation over three floors and comprises of a front living room with attractive bay-window which opens out to a spacious dining room. A modern fitted kitchen completes the ground floor.

To the first floor there are two large double bedrooms and a good-size contemporary bathroom.

Externally there is a gated frontage whilst to the rear there is a courtyard style garden for ease of maintenance.

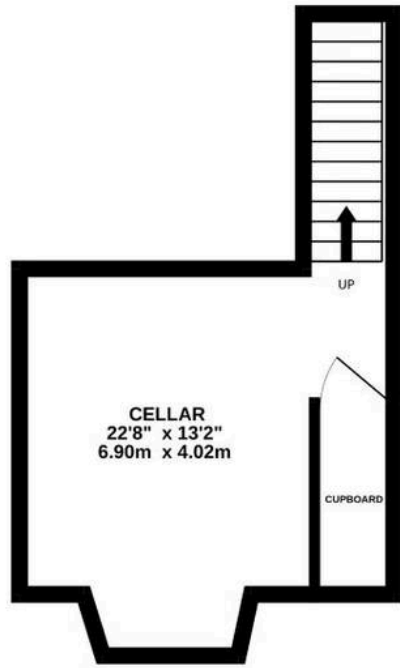
The property is ideally situated in the heart of the village only moments from the bars, restaurants and amenities as well as the local Metrolink and Didsbury Park.

Perfect for first time buyers and offered to the market with No Vendor Chain.

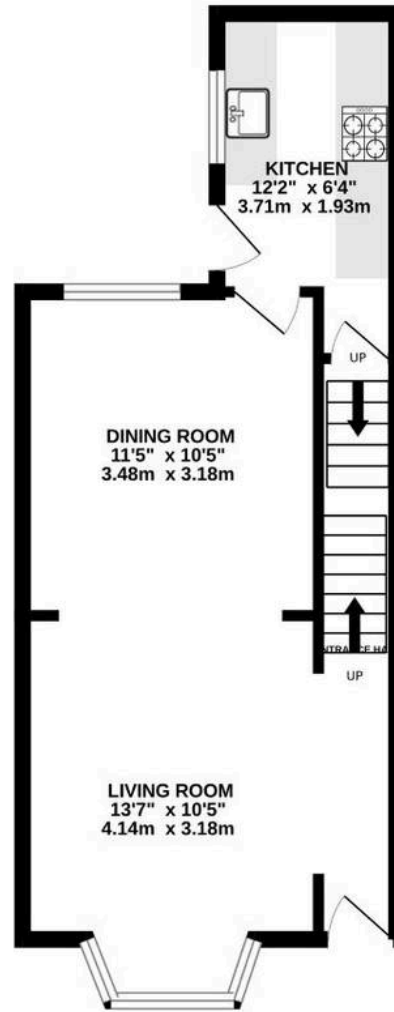
Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away.



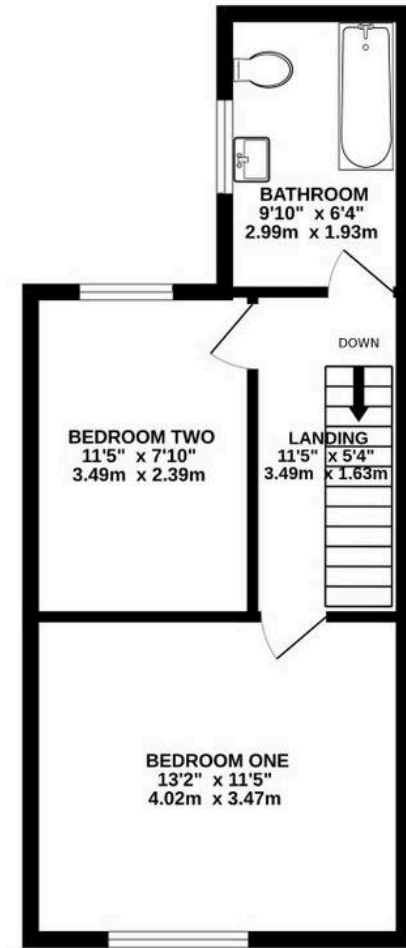
BASEMENT LEVEL
192 sq.ft. (17.8 sq.m.) approx.



GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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