

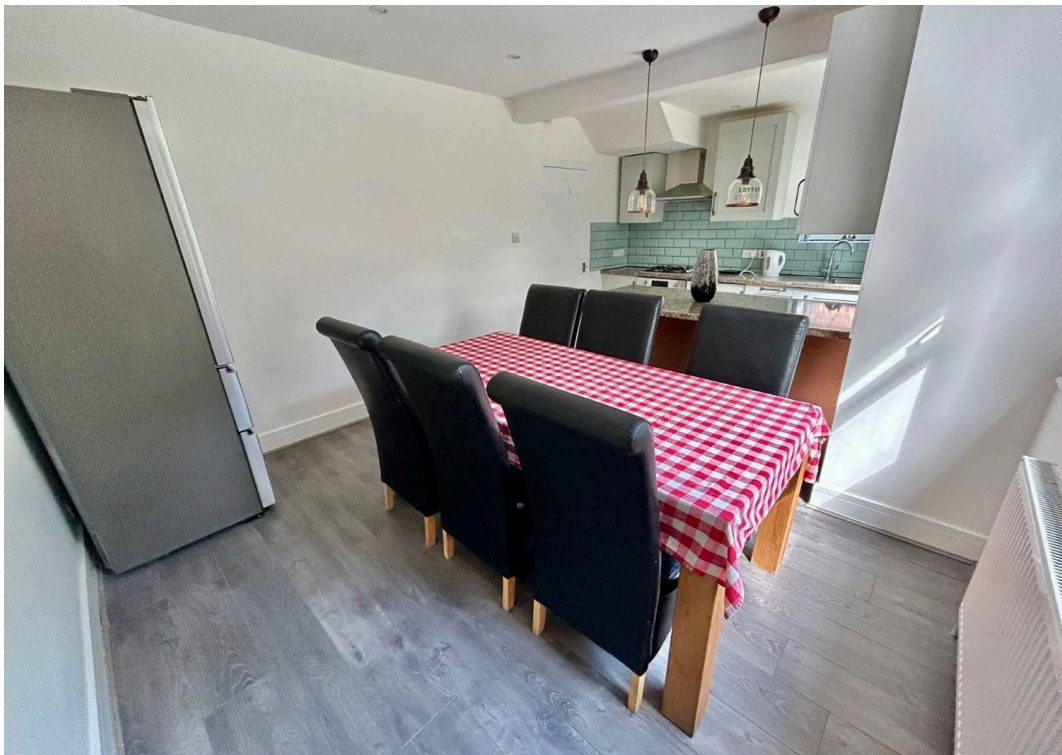


49 Highbank Drive, Manchester
Manchester

£395,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



49 Highbank Drive

East Didsbury, Manchester

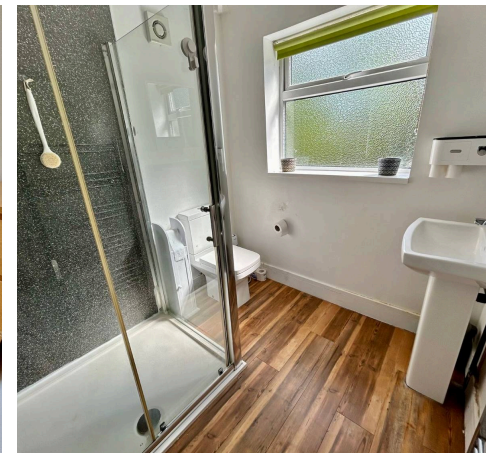
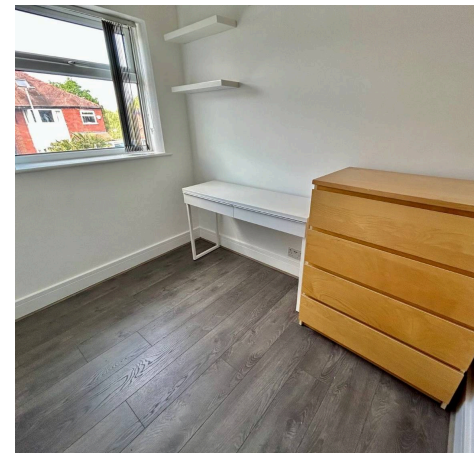
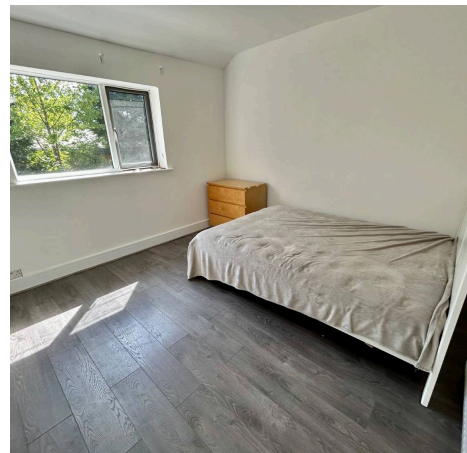
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A Spacious and Well Presented Three Bedroom Semi Detached Property
- Situated in a Popular Residential Area
- Large Living Room and Modern Open Plan Dining/Kitchen
- Three Good Sized Bedrooms and Contemporary Shower Room
- Off Road Parking and Generous Rear Private Garden
- Close to Excellent Transport Links, Fletcher Moss Park and Reputable Schools



49 Highbank Drive

East Didsbury, Manchester

A spacious and well presented three bedroom bay fronted semi detached property situated in a popular residential area, occupying a delightful plot which could be extended (STPP).

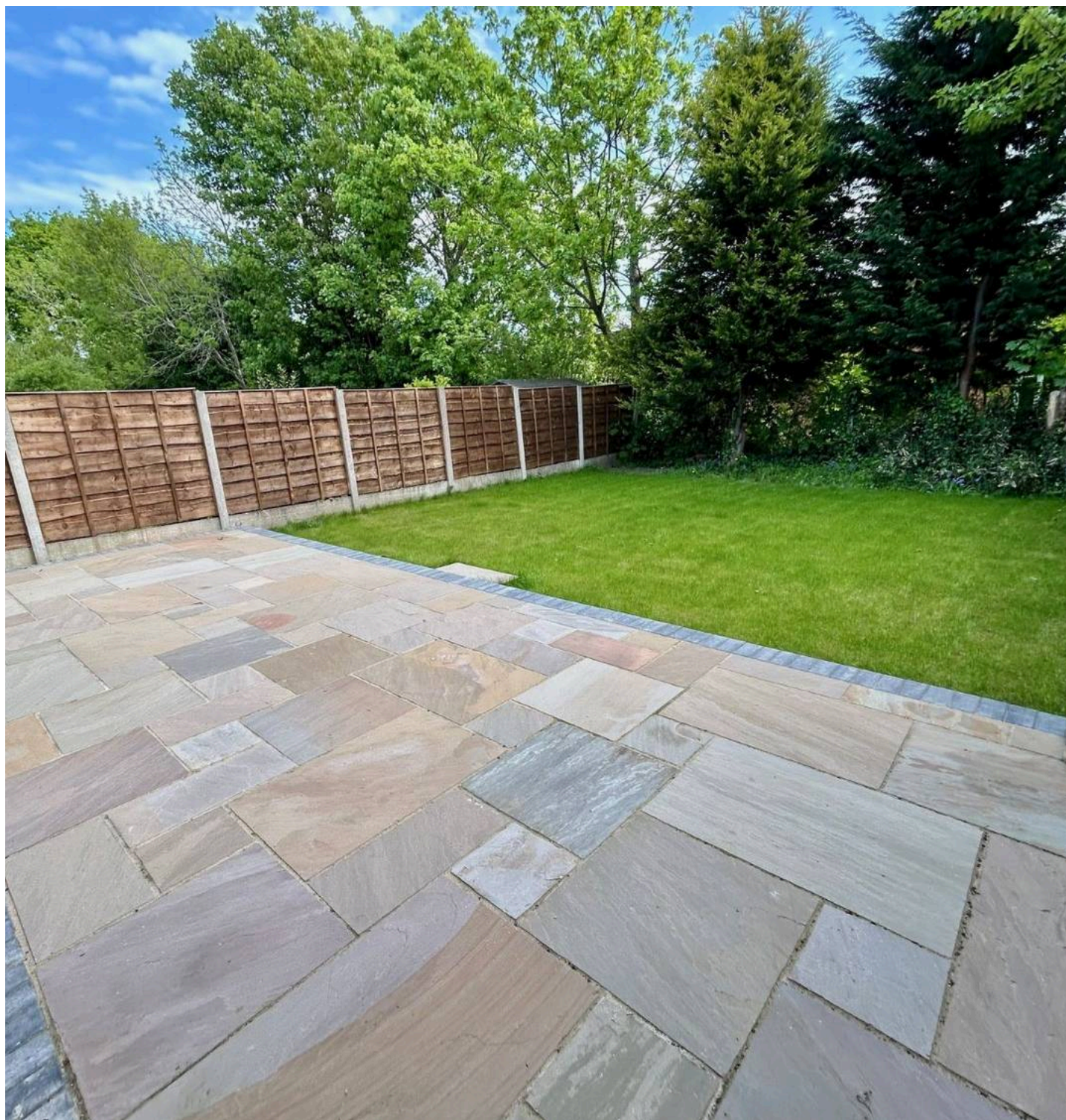
This property is ideal for the first time buyer or anyone looking to add their own stamp. Located within striking distance to Didsbury Village, excellent transport links and Fletcher Moss Park, this property is offered to the market with No Vendor Chain.

Internally the property offers immaculate presentation and comprises at ground floor level a storm porch, welcoming entrance hallway with under stairs storage, front living room with bay-window, rear dining room which overlooks the rear garden and opens on to a modern kitchen completes the ground floor accommodation.

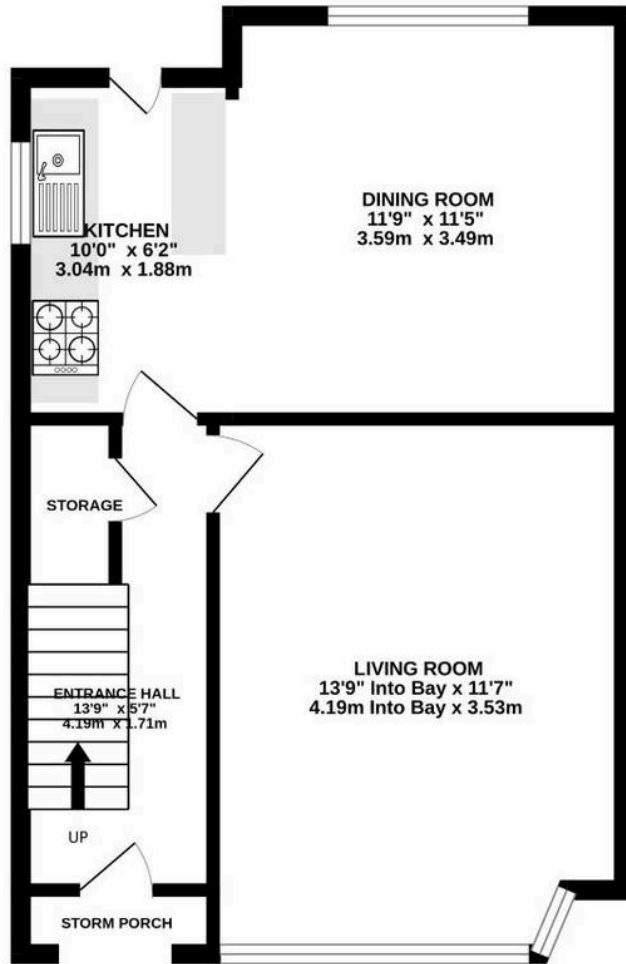
To the first floor there is two good size double bedrooms and further single, a three piece contemporary fitted shower room suite serves all three bedrooms.

Externally to the front there is off road parking for multiple vehicles and potential to extend to the side (STPP). A secure gate to the side provides access to the well kept and generous rear garden with delightful borders, patio area and fenced boundaries.

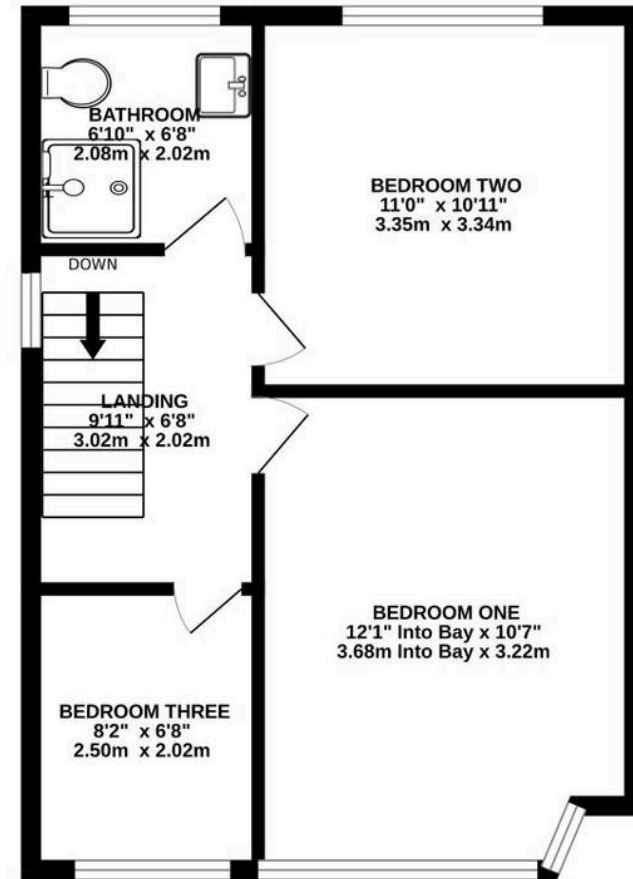
There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Kingsway (A34) or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of Parrswood High School.



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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