



59 Riverton Road, East Didsbury  
Manchester

£425,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 59 Riverton Road

East Didsbury, Manchester

Council Tax band: C

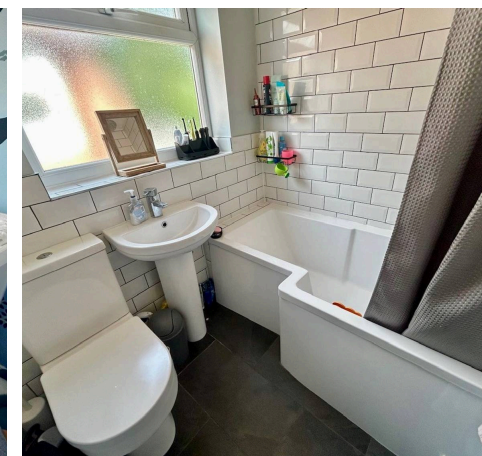
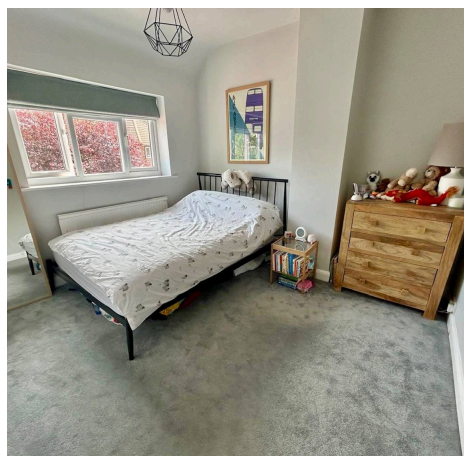
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A Well Presented and Spacious Three Bedroom Semi Detached Property
- Boasting a Stylish Finish Throughout and Ideal for a Wide Range of Buyers
- Bay Fronted Living Room, Large Rear Dining Room and Modern Fitted Kitchen
- Two Excellent Double Bedrooms, a Further Single and a Three Piece Bathroom Suite
- Off Road Parking and a Landscaped Rear Garden
- Located Only Moments from Excellent Transport Links, Local Amenities and Fletcher Moss Park

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.



## 59 Riverton Road

East Didsbury, Manchester

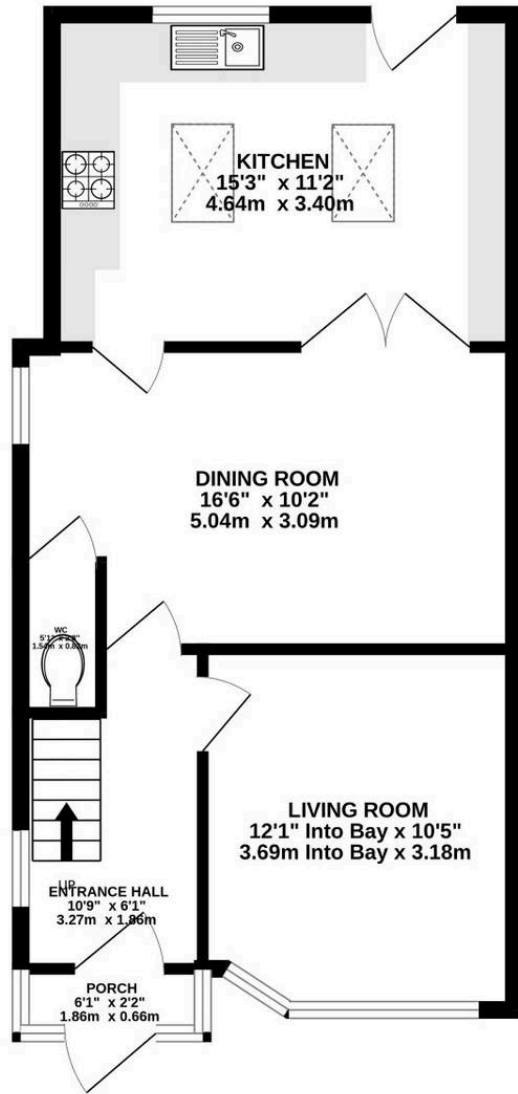
This well presented and spacious three bedroom semi detached house offers an ideal opportunity for a wide range of buyers, combining contemporary style with practical family living. The property is situated only moments from excellent transport links, making commuting to Manchester city centre and surrounding areas straightforward, while local amenities including shops, cafes and schools are all within easy reach. Fletcher Moss Park provides a tranquil green space with scenic views.

You are greeted by a welcoming entrance hall that leads into a bay fronted living room, which offers an attractive log burning stove. The generous rear dining room boasts french doors which give direct access to the modern fitted kitchen and the room is completed by a useful downstairs W/C. The kitchen boasts quality units, two attractive sky lights, sleek work surfaces and access to the rear garden.

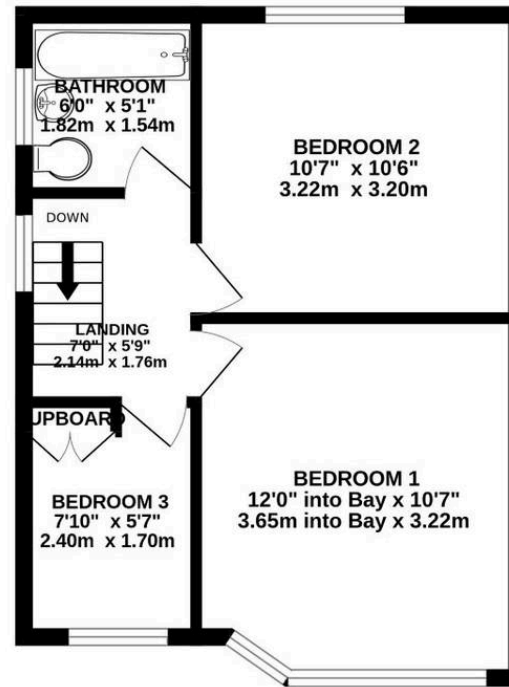
Upstairs, the property boasts two excellent double bedrooms, both offering generous proportions and plenty of natural light, alongside a further single bedroom that would make a perfect child's room, home office or nursery. The stylish three piece bathroom serves all three bedrooms. Additional benefits include off road parking at the front, a secure gate provides access to the landscaped rear garden complete with both patio and lawned areas.



GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.





THE AREA'S LEADING ESTATE AGENCY