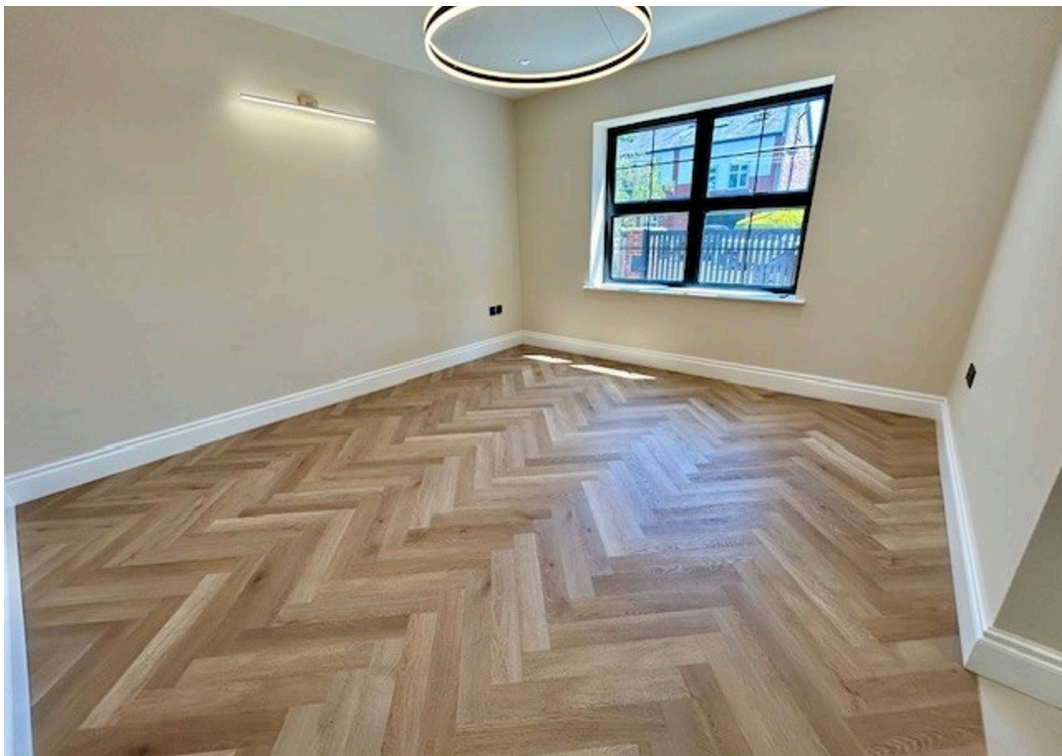
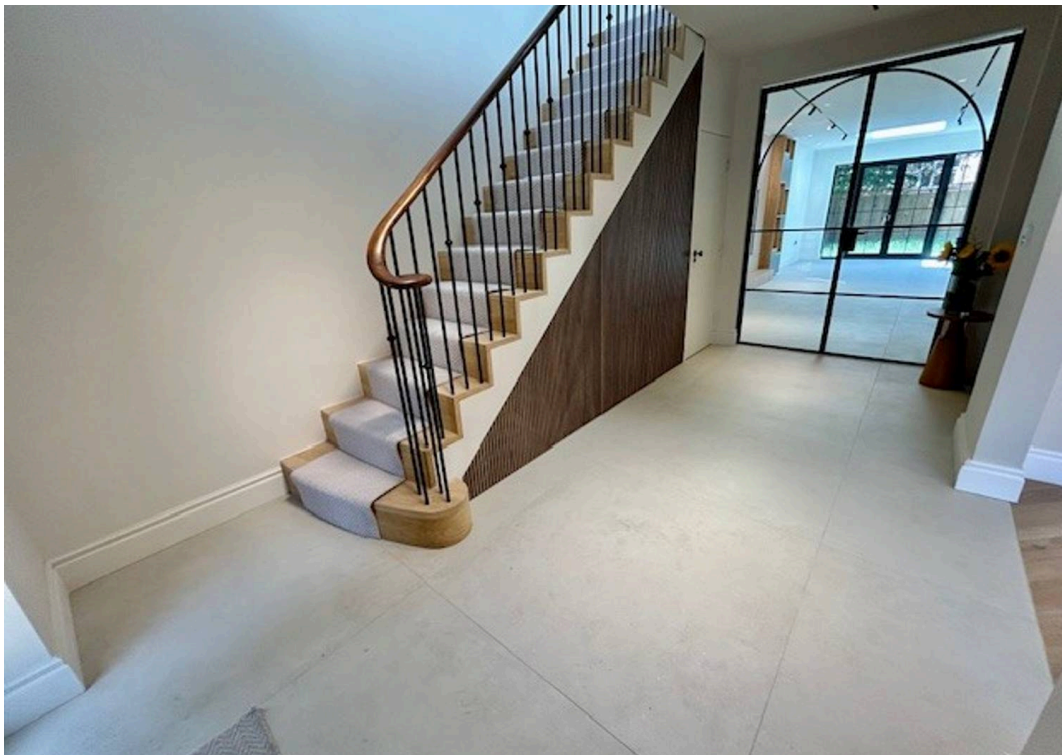


5 Essex Avenue, Didsbury  
Manchester

£1,300,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



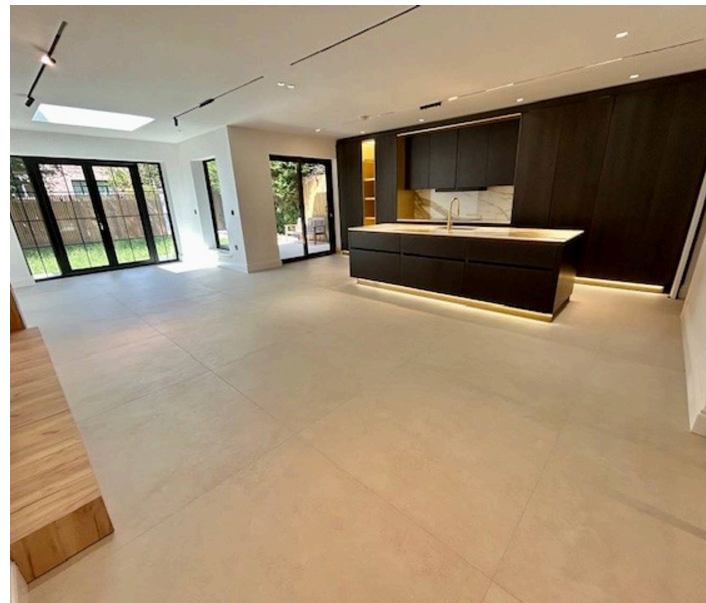
## 5 Essex Avenue

Didsbury, Manchester

Council Tax band: D

Tenure: Freehold

- A Spectacular and Contemporary New Build Family Property
- Boasting Immaculate Accommodation Presented to a High Specification
- Measuring a Highly Impressive 2318 SQ FT Over Three Floors of Accommodation
- Large Sitting Room and Superb, Modern Open Plan Living/Dining Kitchen
- Four Good Sized Bedrooms Including a Generous Principal Suite and Two Stylish Shower Rooms
- Gated Off Road Parking and a Westerly Facing Landscaped Garden
- Offered to the Market with No Vendor Chain
- Located Close to Both Didsbury, West Didsbury Villages and Excellent Transport Links



## 5 Essex Avenue

Didsbury, Manchester

A remarkable new build property which has been built to a exceptional high specification and measures a highly impressive 2318 SQ FT over three floors of accommodation. Set on a highly sought after tree lined road within walking distance to both Didsbury and West Didsbury Villages, this property is the ideal family home. This spacious property offers an enclosed Westerly facing garden and gated off road parking to the front. The property is offered to the market with No Vendor Chain and offers a unique opportunity to acquire a newly built modern family home.

You are greeted by an attractive brick facade with gated off road parking, internally you enter a grand entrance hallway with useful under stairs storage and W/C. A large sitting room with attractive wooden flooring. To the end of the hallway your are met by a spectacular, modern open plan living/dining family kitchen which provides a perfect setting for everyday living The kitchen features, sleek and modern units with a large central island, underfloor heating, integrated appliances, sky light and both French and sliding doors which lead to the Westerly facing rear garden. A utility room completes the ground floor accommodation.





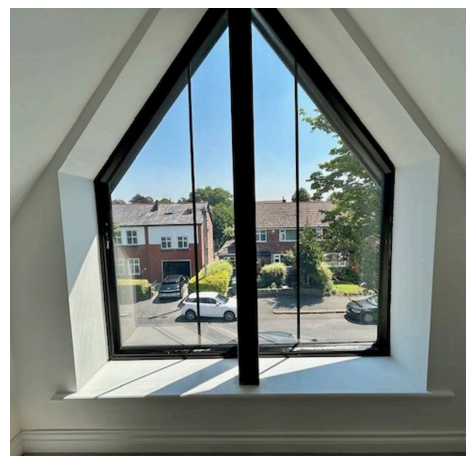
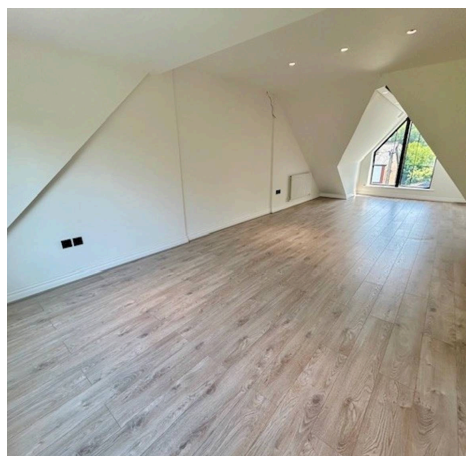
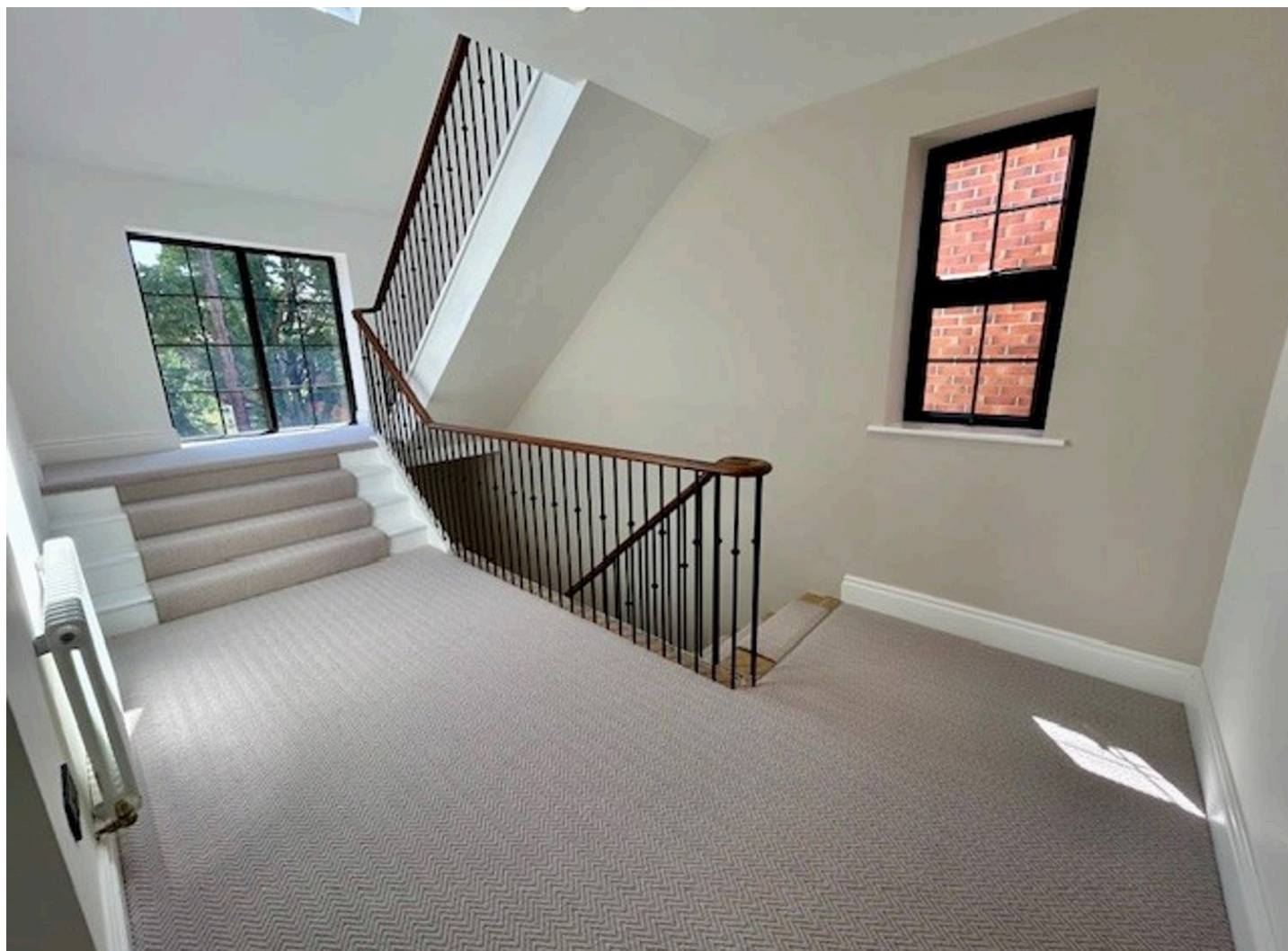
## 5 Essex Avenue

Didsbury, Manchester

To the first floor there are three good sized double bedrooms, two of the bedrooms both benefit from built in wardrobes. A stylish, designer three piece shower room with luxury tiling serves all three bedrooms.

To the second floor you are taken in by the stunning and light and airy principal bedroom. The bedroom occupies the entire second floor and measures an impressive 30 ft in length and benefits from a picturesque window to the front and excellent tree lined views to the rear. The primary bedroom is completed by a dressing area and a stylish four piece en suite shower room.

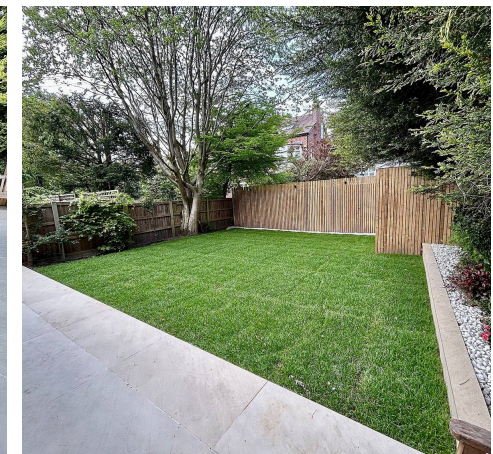
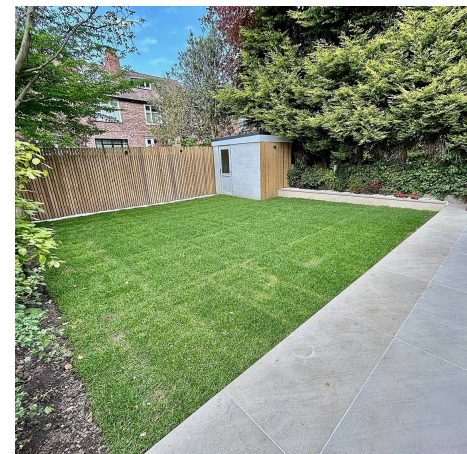
Externally to the front there is gated off road parking, access down either side of the property leads to the landscaped rear Westerly facing garden with patio and lawned areas which are perfect for entertaining and Al Fresco dining.



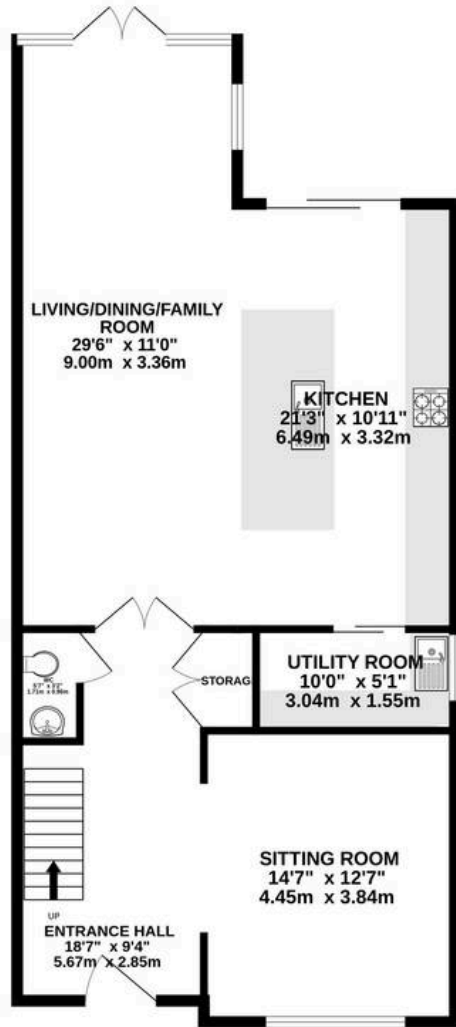
## 5 Essex Avenue

Didsbury, Manchester

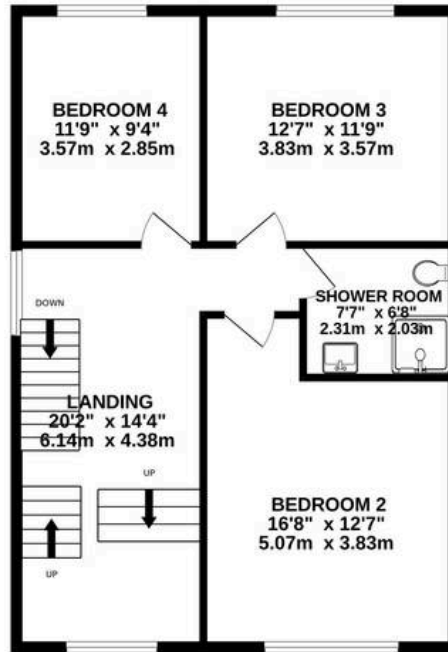
Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks. Local schooling is excellent. Didsbury has several primary schools including Beaver Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parrs Wood High School.



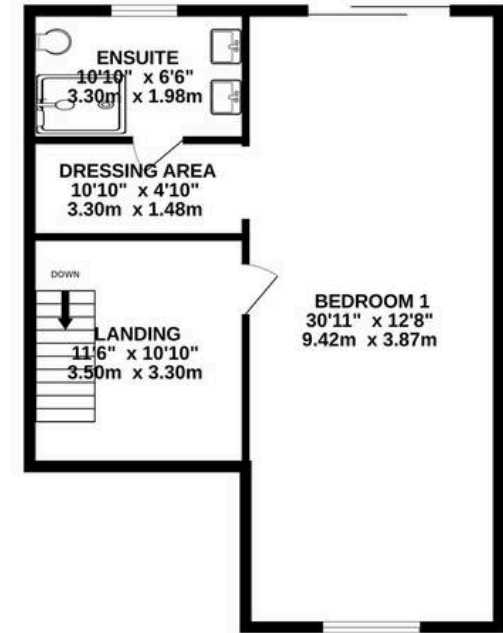
GROUND FLOOR  
980 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



2ND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 2318 sq.ft. (215.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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