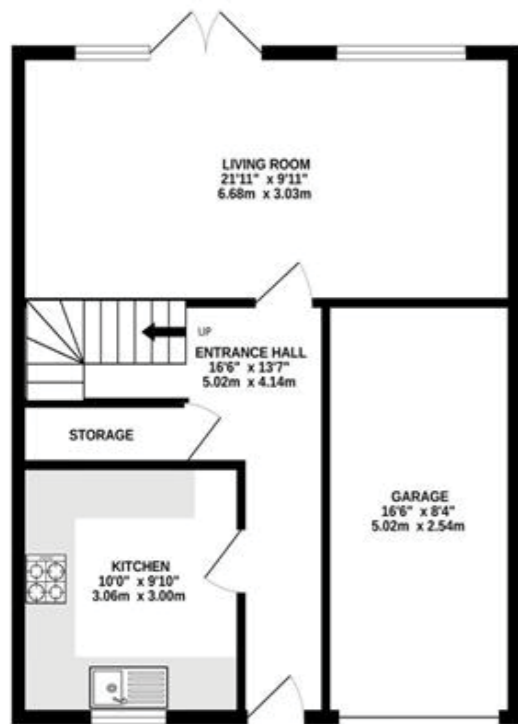
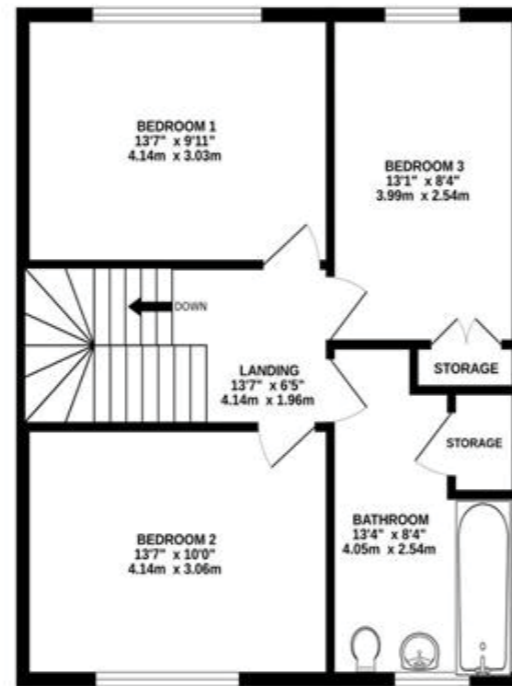


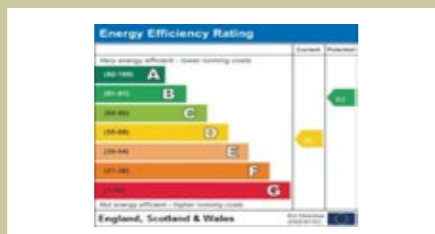
GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Didsbury
739, Wilmslow Road, DIDSBURY M20 6RN
0161 445 7474 didsbury@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A superb and well appointed three double bedroom semi detached property located in a secluded and sought after location. Only moments from West Didsbury village with its array of boutiques, bars and restaurants and situated close to excellent transport links such as Burton Road Metrolink. Boasting a quiet and private leafy outlook to both the front and the rear this property offers ample space throughout which is sure to impress.

- A superb and well appointed semi detached property
- Situated in a quiet and secluded location only moments from West Didsbury village
- Three double bedrooms and fitted bathroom suite

- Fitted kitchen and open plan Living/Dining room
- Generous and private rear Westerly facing rear garden
- Close to excellent transport links and local amenities

£465,000

CRESSWELL GROVE

West Didsbury



DESCRIPTION

Internally the property comprises:- welcoming entrance hallway with useful under stairs storage cupboard. A fitted kitchen with a delightful tree lined view from the window and a modern living/dining room with attractive french doors overlooking the private and generous rear garden. To the first floor there are three excellent sized double bedrooms and a contemporary fitted three piece bathroom suite which serves all three bedrooms, with further useful storage.

Externally the property is tucked away in a private location with off road parking for multiple vehicles and an attached garage which offers excellent storage space. To the rear the property offers a generous and delightful private Westerly facing garden.

LOCATION

There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Burton Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages. The Metrolink Station on Lapwing Lane will provide easier access into Manchester City Centre and the Media City.

DIRECTIONS

M20 2NH

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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