



**GASCOIGNE
HALMAN**

BRIXTON AVENUE, WEST DIDSBURY

THE AREAS LEADING ESTATE AGENT



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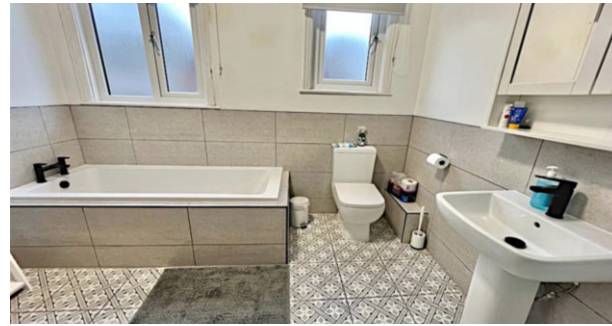
£595,000

A stylish period terrace property boasting immaculate and tasteful accommodation over three floors. Situated only moments from West Didsbury's fashionable Burton Road with its array of boutiques, bars, restaurants and local Metrolink. Two beautifully presented reception rooms, modern fitted kitchen with central island, four good sized bedrooms, contemporary fitted bathroom, delightful south east facing rear garden and located on a quiet cul-de sac location. No vendor chain.

There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. Only a 2 minute walk to the Metrolink Station on Burton Road will provide easier access into Manchester City Centre and the Media City.

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.





We are delighted to introduce this stunning period property located in a highly sought after cul-de-sac just moments from Burton Road and excellent transport links.

Internally the property offers a healthy 1726 sq ft of extended accommodation over three floors with newly refurbished wooden floors and comprises; welcoming entrance hallway with useful under stairs storage cupboard, delightful bay fronted front living room with a feature fireplace, separate sitting/dining room with double doors giving access to the rear garden and a large refitted modern kitchen with central island, integrated appliances and door access to the rear garden.

To the first floor there are three good sized bedrooms including a large master bedroom with attractive bay window and feature fireplace, another double bedroom and a further single bedroom. A fitted stylish four piece bathroom serves all three bedrooms.

To the second floor there is a further spacious double bedroom with a useful storage cupboard.

Externally there is an attractive walled frontage, whilst to the rear there is a charming south east facing garden which enjoys the afternoon and evening sunshine with walled boundaries.

DIRECTIONS

M20 1JF

LIVING ROOM

4.45m(14'7") into bay x 3.94m(12'11")

SITTING/DINING ROOM

3.05m(10'0") x 2.92m(9'7")

KITCHEN

4.06m(13'4") x 2.46m(8'1")

BEDROOM 1

14'9 (4.5m) into bay x 12'11 (3.94m)

BEDROOM 2

21'7 (6.58m) x 21'3 (6.48m)

BEDROOM 3

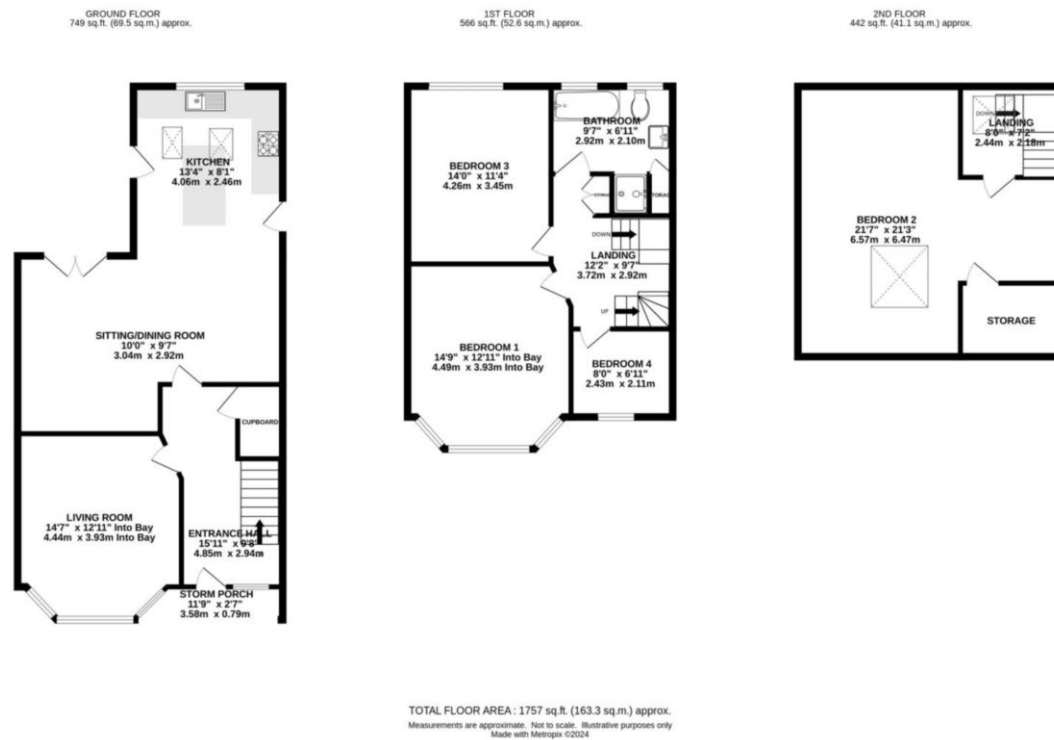
14'0 (4.27m) x 11'4 (3.45m)

BEDROOM 4

8'0 (2.44m) x 6'11 (2.11m)

BATHROOM

9'7 (2.92m) x 6'11 (2.11m)



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