



**GASCOIGNE  
HALMAN**

PERRYGATE AVENUE, WEST DIDSBURY

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THE AREAS LEADING ESTATE AGENT

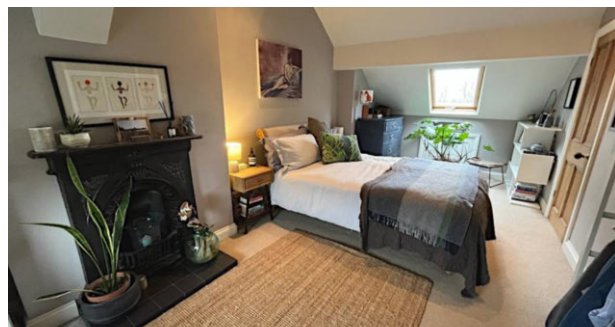


## PERRYGATE AVENUE, WEST DIDSBURY

£500,000

An attractive and well appointed period Victorian mid terrace property overlooking Cavendish Park and situated only moments from the popular Burton Road with its array of bars, boutiques restaurants and excellent transport links. Offering accommodation over four floors and immaculately presented throughout with an abundance of original features throughout. Three spacious double bedrooms, modern fitted bathroom, en-suite shower room and an open plan bay fronted living/dining room with feature fireplace and log burner. Useful cellars and landscaped rear garden with decked area perfect for al fresco dining.

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 Stations on Burton Road and Lapwing Lane will provide easier access into Manchester City Centre and the Media City.



We are delighted to introduce this simply stunning period Victorian terrace which is sure to impress. The property enjoys a quiet location with superb views to the front and only a stones throw to the vibrant Burton Road area of West Didsbury.

Internally the property offers well-presented and stylish accommodation and comprises; welcoming entrance hallway leading through to a front living room with bay-window, feature fireplace and plantation shutters, a generous dining room which provides access to the cellars and a modern fitted kitchen with french doors overlooking the rear garden completes the ground floor.

To the first floor there are two good-size double bedrooms and a modern family bathroom completes.

To the second floor you will find the main bedroom with Velux windows and an attractive en suite shower room.

Externally there is an attractive frontage with a pathway leading to the front door. To the rear there is a beautiful landscaped garden with walled boundaries.

### **DIRECTIONS**

M20 1JR

### **LIVING ROOM**

14'10 (4.52m) into bay x 10'1 (3.07m)

### **DINING ROOM**

12'1 (3.68m) x 10'5 (3.18m)

### **KITCHEN**

7'0 (2.13m) x 14' (4.27m)

### **BEDROOM 2**

12'2 (3.71m) x 14'2 (4.32m)

### **BEDROOM 3**

12'10 (3.91m) x 8'8 (2.64m)

### **BATHROOM**

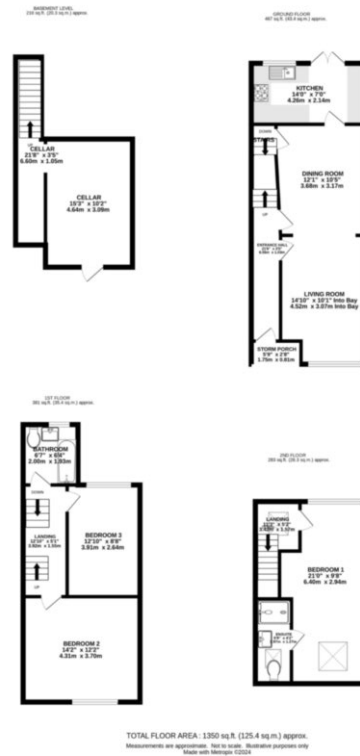
6'7 (2.01m) x 6'4 (1.93m)

### **BEDROOM 1**

21'0 (6.4m) x 9'8 (2.95m)

### **EN-SUITE**

9'9 (2.97m) x 4'2 (1.27m)



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