



**GASCOIGNE
HALMAN**

STANTON AVENUE, WEST DIDSBURY

THE AREAS LEADING ESTATE AGENT



STANTON AVENUE, WEST DIDSBURY

£725,000

A truly stunning and immaculately presented four double bedroom town house located on a sought after private road within a stone throw from Burton Road with its array of bars, boutiques, restaurants and excellent transport links. Tucked away in a secluded area in West Didsbury with a delightful leafy outlook. Measuring an impressive 1266 sq ft and having been recently renovated and refurbished throughout, this property is sure to impress and must be viewed to appreciate the accommodation on offer. Offered to the market with 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. 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 Burton Road will provide easier access into Manchester City Centre and the Media City.





Modern Town House Located On A Private Road

Renovated And Refurbished By The Current Owners

Measuring An Impressive 1266 SQft Over Three Floors

Modern Kitchen With Neff Integrated Appliances

Four Double Bedrooms, Family Bathroom and En-Suite

Off Road Parking And Resident Parking

Private Rear Garden and West Facing Balcony

No Vendor Chain

STANTON AVENUE | WEST DIDSBURY

A magnificent and superb four bedroom town house tucked away on a private road, in one of Didsbury's most sought after locations.

In brief the internal accommodation comprises; entrance vestibule, welcoming entrance hallway with W/C and useful storage, a utility room/gym and further useful storage room to the front of the property. A stunning refitted 'Plain and Simple' dining kitchen benefiting from Neff integrated appliances and french doors opening to the private rear garden. Karndean flooring throughout the ground floor.

To the first floor there is a spacious double bedroom with designer en-suite shower room, a generous, light and airy living room with bi-fold doors which opens to a Westerly facing balcony overlooking Northenden Golf Club.

To the second floor there is access to a fully boarded loft perfect for storage, three good sized double bedrooms and a further recently refitted contemporary fitted shower room.

Externally to the front there is a driveway for multiple vehicles and further resident parking is available. To the rear there is an attractive garden with extensive Composite decked area, mature plants and fenced boundaries.

The property has been renovated by the current owners and is offered to the market with No Vendor Chain. Internal viewing highly recommended to appreciate the accommodation on offer.

DIRECTIONS

M20 2PG







**IN FURTHER DETAIL THE ACCOMMODATION
COMPRISES**

ENTRANCE VESTIBULE

ENTRANCE HALLWAY

14'6 (4.42m) x 7' (2.13m)

KITCHEN/DINING ROOM

14'8 (4.47m) x 16'9 (5.11m)

UTILITY ROOM/GYM

17'9 (5.41m) x 7'7 (2.31m)

DOWNSTAIRS WC

9'7 (2.92m) x 2'7 (.79m)

STORAGE

3'5 (1.04m) x 8'5 (2.57m)

LIVING ROOM

16'10 (5.13m) x 16'9 (5.11m)

ROOF TERRACE

6'7 (2.01m) x 14'8 (4.47m)

BEDROOM 2

9'11 (3.02m) x 12'1 (3.68m)

EN-SUITE

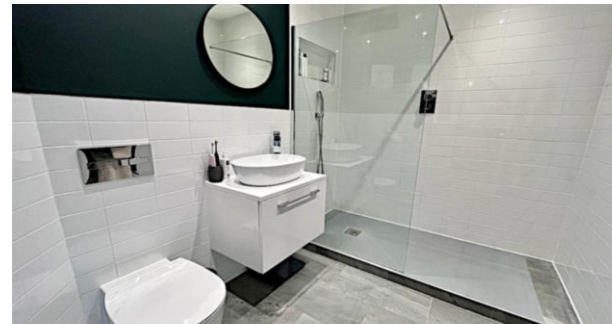
7'9 (2.36m) x 4'5 (1.35m)

BEDROOM 1

9'10 (3m) x 16'9 (5.11m)

BEDROOM 3

10'3 (3.12m) x 7'6 (2.29m)



BEDROOM 4

10'0 (3.05m) x 8'9 (2.67m)

SHOWER ROOM

8'4 (2.54m) x 7'7 (2.31m)

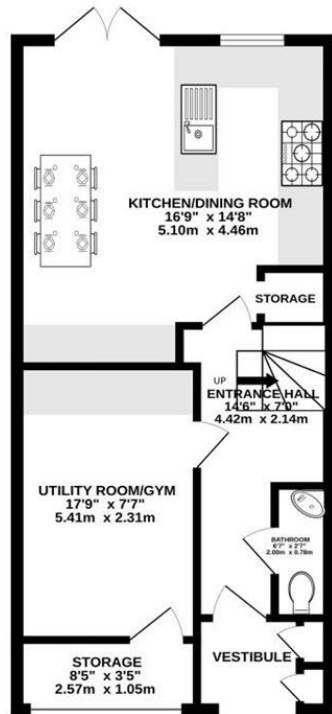
TENURE

Leasehold.

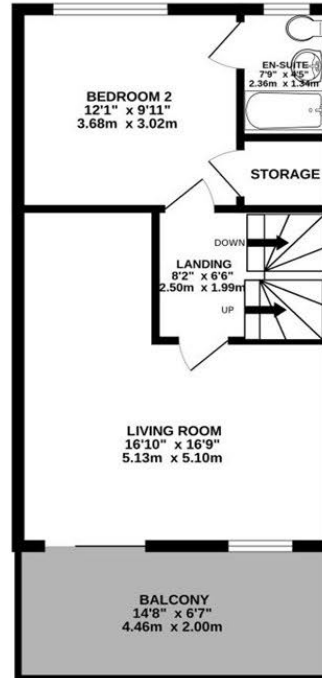
999 year lease with 973 years remaining.

Service Charge £660.00 per annum.

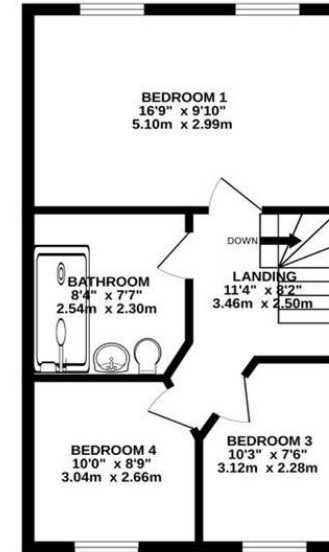
GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.

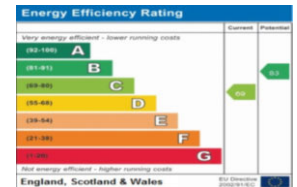


2ND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 1266 sq.ft. (117.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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