



**GASCOIGNE
HALMAN**

MAULDETH ROAD WEST, WITHINGTON

THE AREAS LEADING ESTATE AGENT



MAULDETH ROAD WEST, WITHINGTON

£580,000

A unique and spacious bay fronted detached property boasting a superb finish throughout. Located close to both Withington and West Didsbury villages this property must be viewed to appreciate the vast accommodation on offer. Exquisitely decorated and offering an abundance of space throughout with a large living room with feature bay window, a stunning modern open plan kitchen dining/family room with central island and bi-fold doors opening to the landscaped rear garden. Four good sized bedrooms, contemporary bathroom suite and en-suite shower room. Off road parking for multiple vehicles and a charming private rear garden.

Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre is located on along Wilmslow Road, offers more than adequate shopping facilities for everyday requirements. Mauldeth Road railway station nearby, provides commuter services to Manchester City centre and Manchester International Airport. Withington is ideally situated for ease of access to both University and hospital complexes at The Christie and Manchester Royal Infirmary. Schools and recreational facilities in the area are good.



We are delighted to introduce this stunning and well appointed four bedroom bay fronted detached property, boasting an immaculate finish throughout and measuring an impressive 1840 sqft.

Internally the property comprises of:- welcoming entrance hallway with under stairs W/C and ample storage, a spacious bay fronted living room, spectacular modern open plan kitchen dining/family room with attractive central island and bi-fold doors opening to the rear landscaped garden and a utility room.

To the first floor there are four delightful bedrooms with the main bedroom benefiting from a contemporary en-suite shower room and a good sized family bathroom serves the other three bedrooms.

Externally the property is approached via sliding gates leading to the driveway providing ample off road parking. To the rear there is a generous landscaped garden with artificial grass and fenced boundaries.

DIRECTIONS

M20 3EG

LIVING ROOM

16'10 (5.13m) into bay x 14'10 (4.52m)

KITCHEN/DINING FAMILY ROOM

23'6 (7.16m) x 23'3 (7.09m)

BEDROOM 1

15'1 (4.6m) into bay x 14'10 (4.52m)

EN-SUITE

4'8 (1.42m) x 12'1 (3.68m)

BEDROOM 2

14'3 (4.34m) x 14'10 (4.52m)

BEDROOM 3

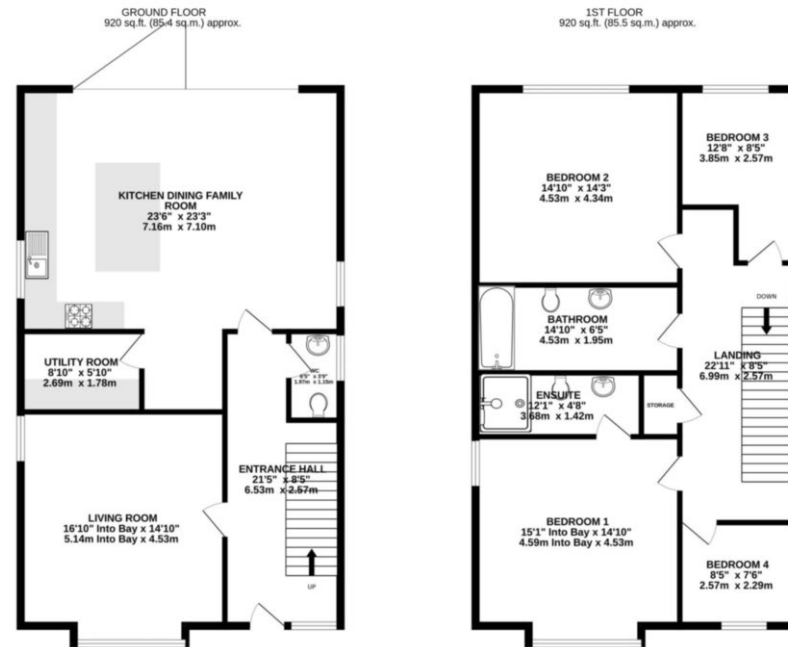
12'8 (3.86m) x 8'5 (2.57m)

BEDROOM 4

8'5 (2.57m) x 7'6 (2.29m)

BATHROOM

6'5 (1.96m) x 14'10 (4.52m)



TOTAL FLOOR AREA: 1840 sq.ft. (170.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Blueprints (2024)

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