



**GASCOIGNE
HALMAN**

WESTBOURNE GROVE, WEST DIDSBURY

THE AREAS LEADING ESTATE AGENT



WESTBOURNE GROVE, WEST DIDSBURY

£600,000

A well appointed and spacious Victorian property boasting immaculate and stylish accommodation over three floors and measuring an impressive 1559 sqft. Conveniently located in a highly sought after residential area close to Burton Road with its array of bars, boutiques, restaurants and excellent transport links. Bay fronted living room, modern open plan dining kitchen and separate utility room. Five spacious bedrooms, two contemporary bathroom suites and a pleasant and generous South facing rear garden.



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.



A Stunning Bay Fronted Victorian End Terrace Property

Measuring An Impressive 1559 Sqft Over Three Floors

Living Room And A Modern Open Plan Dining Kitchen

Five Good Sized Bedrooms And Two Contemporary Bathrooms

Delightful South Facing Rear Garden

Close To Burton Road, Bars, Restaurants And Transport Links



WESTBOURNE GROVE | WEST DIDSBURY

Internally the property comprises of:- welcoming entrance hallway with downstairs W/C, bay fronted light and airy living room benefiting from a period feature fireplace, a modern open plan dining kitchen with fitted units and attractive french doors opening to the rear South facing garden. A separate utility room with access to the rear garden completes the ground floor.

To the first floor there are four good sized bedrooms and a stylish contemporary four piece bathroom suite serves all four bedrooms.

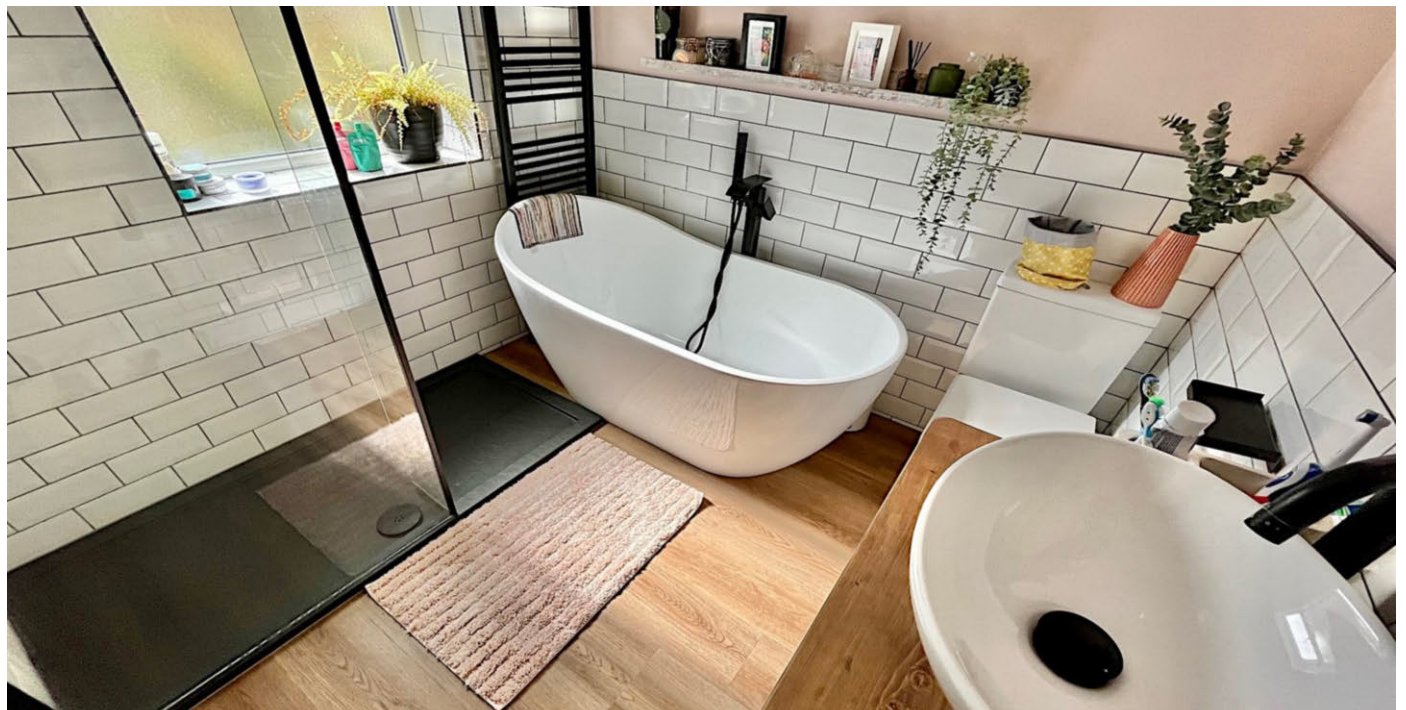
To the second floor, a stunning main bedroom with ample natural light throughout and a good sized en-suite shower room.

Externally the property is gated to the front, while to the rear there is a charming South facing garden with mature plants and walled boundaries.

DIRECTIONS

M20 1JA







GROUND FLOOR

ENTRANCE HALLWAY

17'2 (5.23m) x 8'10 (2.69m)

LIVING ROOM

14'11 (4.55m) into bay x 12'2 (3.71m)

DINING ROOM

14'4 (4.37m) x 11'1 (3.38m)

KITCHEN

10'0 (3.05m) x 8'10 (2.69m)

UTILITY ROOM

6'11 (2.11m) x 7'1 (2.16m)

DOWNSTAIRS WC

2'7 (.79m) x 4'0 (1.22m)

FIRST FLOOR

LANDING

19'1 (5.82m) x 8'11 (2.72m)

BEDROOM 2

14'11 (4.55m) into bay x 12'2 (3.71m)

BEDROOM 3

14'4 (4.37m) x 10'11 (3.33m)

BEDROOM 4

8'0 (2.44m) x 7'9 (2.36m)

BEDROOM 5

10'0 (3.05m) x 6' (1.83m)

BATHROOM

6'11 (2.11m) x 7'1 (2.16m)

SECOND FLOOR

BEDROOM 1

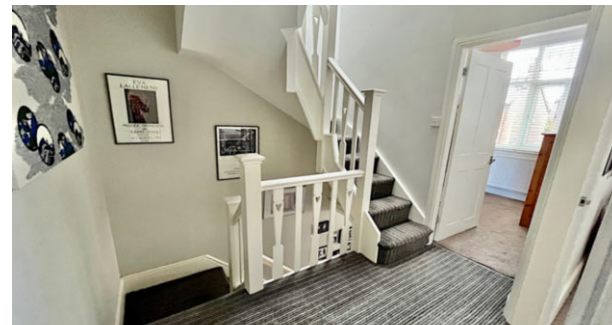
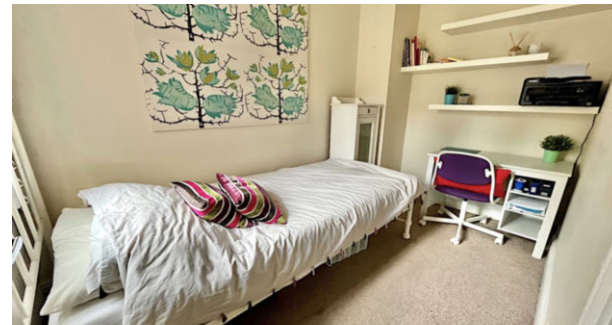
15'4 (4.67m) x 13'11 (4.24m)

EN-SUITE

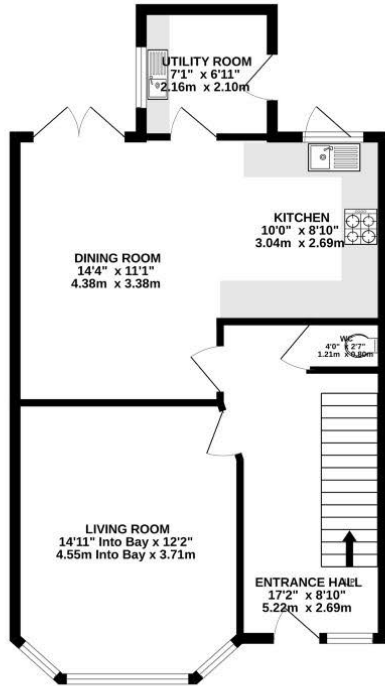
6'8 (2.03m) x 6'6 (1.98m)

TENURE

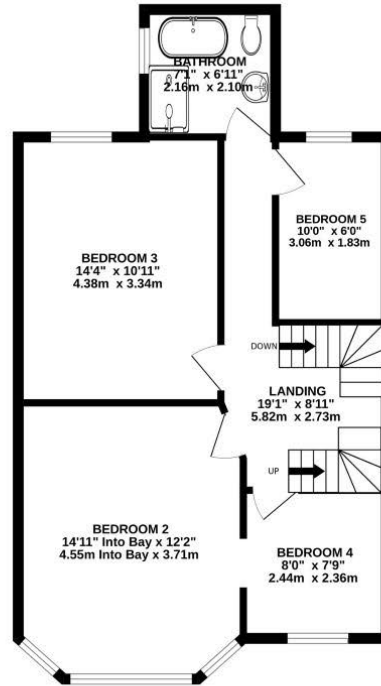
Freehold



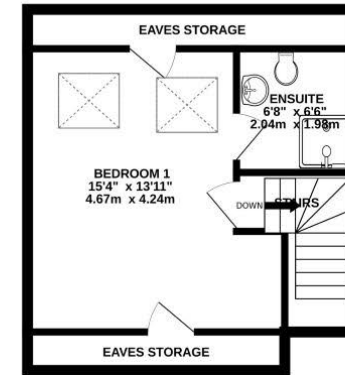
GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.

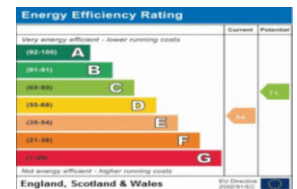


2ND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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