



**GASCOIGNE  
HALMAN**

CRESSWELL GROVE, WEST DIDSBURY

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THE AREAS LEADING ESTATE AGENT



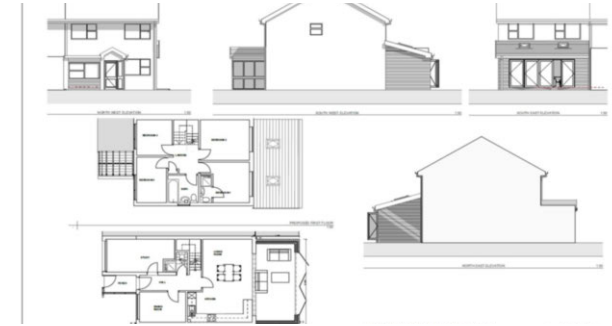
## CRESSWELL GROVE, WEST DIDSBURY

**£475,000.00**

An immaculately presented and spacious four bedroom end terrace property. Enjoying a superb location only moments from the popular Burton Road with its array of boutiques, bars and restaurants. Having recently been modernised throughout with stylish and light and airy accommodation, newly fitted kitchen, modern open plan dining/living room, four good sized bedrooms and a contemporary fitted bathroom. Off road parking to the front for multiple vehicles and a walled boundary with well kept and generous rear garden. 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 Stations on Burton Road and Lapwing Lane will provide easier access into Manchester City Centre and the Media City.





Internally the property comprises:- entrance hallway with downstairs W/C, a newly refitted modern kitchen and a large and spacious open plan living/dining room with attractive french doors opening to the rear garden. A garage completes the ground floor.

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

Externally to the front the property offers off road parking for multiple vehicles whilst a secure gate provides access to the rear garden with walled and mature boundaries and artificial grass.

Located only moments from Burton Road with its array of bars, restaurants and excellent transport links, offered to the market with No Vendor Chain.

### **DIRECTIONS**

M20 2NH

### **ENTRANCE HALLWAY**

14'8 (4.47m) x 10'11 (3.33m)

### **LIVING/DINING ROOM**

18'2 (5.54m) x 15'6 (4.72m)

### **KITCHEN**

11'4 (3.45m) x 7'3 (2.21m)

### **BEDROOM 1**

11'10 (3.61m) x 9'8 (2.95m)

### **BEDROOM 2**

11'10 (3.61m) x 9'7 (2.92m)

### **BEDROOM 3**

8'5 (2.57m) x 8'8 (2.64m)

### **BEDROOM 4**

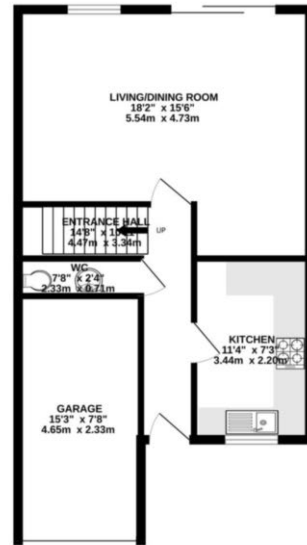
6'8 (2.03m) x 10'6 (3.2m)

### **BATHROOM**

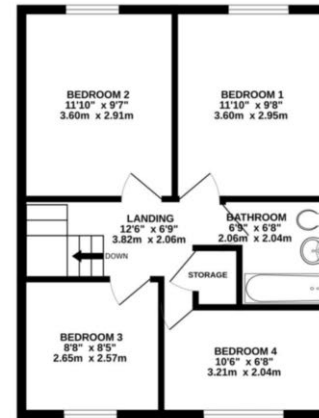
6'9 (2.06m) x 6'8 (2.03m)



GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA - 1021 sq.ft. (94.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Blueprints 12/23

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## DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignehalman.co.uk

Elm House, 739 Didsbury Road, Manchester, M20 6RN

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