



**GASCOIGNE
HALMAN**

CRESSWELL GROVE, WEST DIDSBURY

THE AREAS LEADING ESTATE AGENT



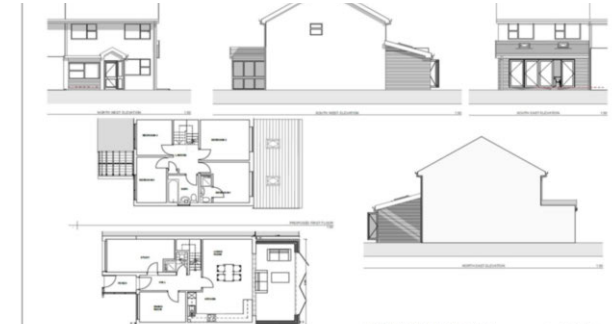
CRESSWELL GROVE, WEST DIDSBURY

Offers Over £425,000

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

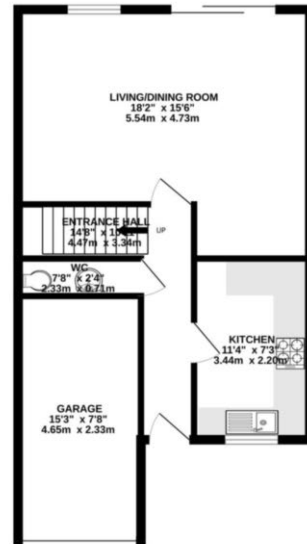
6'8 (2.03m) x 10'6 (3.2m)

BATHROOM

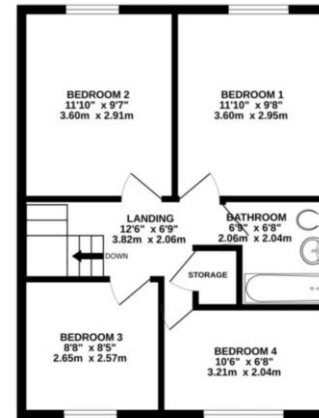
6'9 (2.06m) x 6'8 (2.03m)



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

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignehalman.co.uk

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

**GASCOIGNE
HALMAN**