



**GASCOIGNE
HALMAN**

NORTHEN GROVE, WEST DIDSBURY

THE AREAS LEADING ESTATE AGENT



NORTHEN GROVE, WEST DIDSBURY

£695,000.00

A handsome bay-fronted Victorian semi-detached property boasting immaculate and stylish accommodation over four floors. Renovated to a high standard throughout the property offers four double bedrooms, two stunning modern bathrooms, extended shaker style dining kitchen with Bi-fold doors, converted cellars, private enclosed rear garden and off-road parking. Situated on a popular road only moments from the popular Burton Road area of West Didsbury. Easy access to all major transport links and local Metrolink.





Attractive Victorian Bay-Fronted Semi-Detached Property

Four Double Bedrooms

Two Stylish Bathrooms

Extended Shaker Style Dining Kitchen With Bi-Fold Doors

Kitchen With Integrated Appliances And Wine Cooler

Fully Converted Cellars

Landscaped West Facing Garden

Moments From Burton Road In West Didsbury

NORTHEN GROVE | WEST DIDSBURY

We are delighted to introduce this stunning example of a Victorian semi-detached property which is sure to impress. The property internally offers a healthy 1634 Sq ft over four floors and comprises; welcoming entrance hallway, good-size front living room with attractive bay-window, stylish extended shaker style dining kitchen with Quartz work surfaces, integrated appliances, wine cooler, and bi-folding doors which open to the rear garden. A downstairs WC completes the ground floor accommodation.

To the first floor there are two large double bedrooms and a truly superb family bathroom with free standing bath, double shower and attractive tiling.

To the second floor there is a further two double bedrooms and a refitted stylish Jack and Jill bathroom. The property also comes with fully converted cellars giving the option of another reception room, home office or guest bedroom.

Externally to the front there is a driveway for off-road parking for two cars whilst to the rear there is a private landscaped West facing garden which enjoys the afternoon and evening sunshine with flagged patio area perfect for Al fresco dining.

The property enjoys a convenient and sought after location in West Didsbury only moments from the vibrant Burton Road with it's variety of bars, boutiques and restaurants as well as walking distance to the local Metrolink and easy access to all major transport links. Sold with no vendor chain.

DIRECTIONS

M20 2NW

LOCATION

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.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

6.15m(20'2") x 1.50m(4'11")

LIVING ROOM

4.11m(13'6") into bay x 3.58m(11'9")

KITCHEN

3.76m(12'4") x 3.20m(10'6")

DINING ROOM

3.48m(11'5") x 4.67m(15'4")

DOWNSTAIRS WC

2.18m(7'2") x 1.37m(4'6")

LOWER GROUND FLOOR

SITTING ROOM

3.81m(12'6") into bay x 4.52m(14'10")

FIRST FLOOR

LANDING

4.95m(16'3") x 1.50m(4'11")

BEDROOM 1

3.30m(10'10") x 4.78m(15'8")

BEDROOM 2

3.76m(12'4") x 3.20m(10'6")

BATHROOM

3.51m(11'6") x 2.82m(9'3")

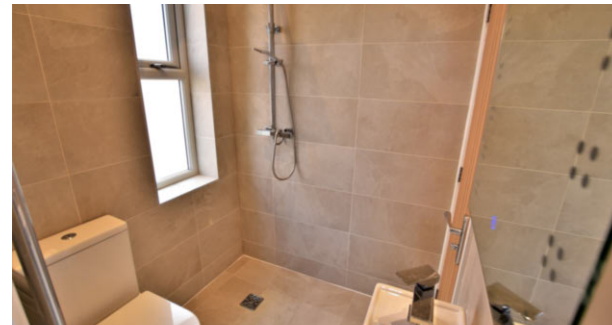
SECOND FLOOR

BEDROOM 3

3.30m(10'10") x 4.75m(15'7")

BEDROOM 4

12'0 (3.66m) x 10'6 (3.2m)



BASEMENT
271 sq.ft. (25.1 sq.m.) approx.



GROUND FLOOR
344 sq.ft. (31.9 sq.m.) approx.

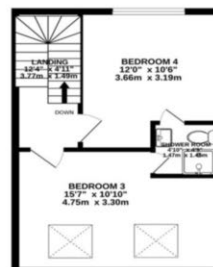


1ST FLOOR
463 sq.ft. (42.9 sq.m.) approx.

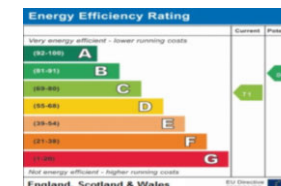


TOTAL FLOOR AREA: 1634 sq.ft. (151.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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2ND FLOOR
356 sq.ft. (32.9 sq.m.) approx.



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