



**GASCOIGNE
HALMAN**

CAVENDISH ROAD, WEST DIDSBURY

THE AREAS LEADING ESTATE AGENT



CAVENDISH ROAD, WEST DIDSBURY

£500,000.00

A superb and well presented period mid terrace property boasting immaculate accommodation over three floors and measuring an impressive 1347 SQ FT. Located in a highly desirable residential area within walking distance to Burton Road with its array of bars, boutiques, restaurants and excellent transport links. Bay fronted living room, modern fitted dining kitchen, light and airy conservatory, three good sized double bedrooms and a stunning master suite with dressing area and en-suite bathroom. Off road parking and a stunning rear private 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 Stations on Burton Road and Lapwing Lane will provide easier access into Manchester City Centre and the Media City.



Internally the property comprises:- welcoming entrance hallway with engineered wooden flooring, a superb bay fronted living room benefiting from plantation shutters and feature fireplace, a modern fitted dining kitchen with quartz worktops, leading to a light and airy conservatory overlooking the rear garden and a downstairs W/C completes the ground floor.

To the first floor there are three bedrooms with two stunning doubles bedrooms, a further single and a contemporary three piece bathroom suite which serves all three bedrooms.

To the second floor there is an immaculate master suite in a dormer loft conversion with a dressing area and designer bathroom.

Externally the property boasts off road parking to the front, whilst to the rear there is a generous and private rear garden.

The property is located within a highly desirable area and only moments from the ever popular Burton Road.

LIVING ROOM

15'11 (4.85m) x 10'9 (3.28m)

DINING KITCHEN

13'3 (4.04m) x 16'1 (4.9m)

CONSERVATORY

12'8 (3.86m) x 12'2 (3.71m)

BEDROOM 1

19'0 (5.79m) x 13'2 (4.01m)

BEDROOM 2

14'9 (4.5m) x 9'11 (3.02m)

BEDROOM 3

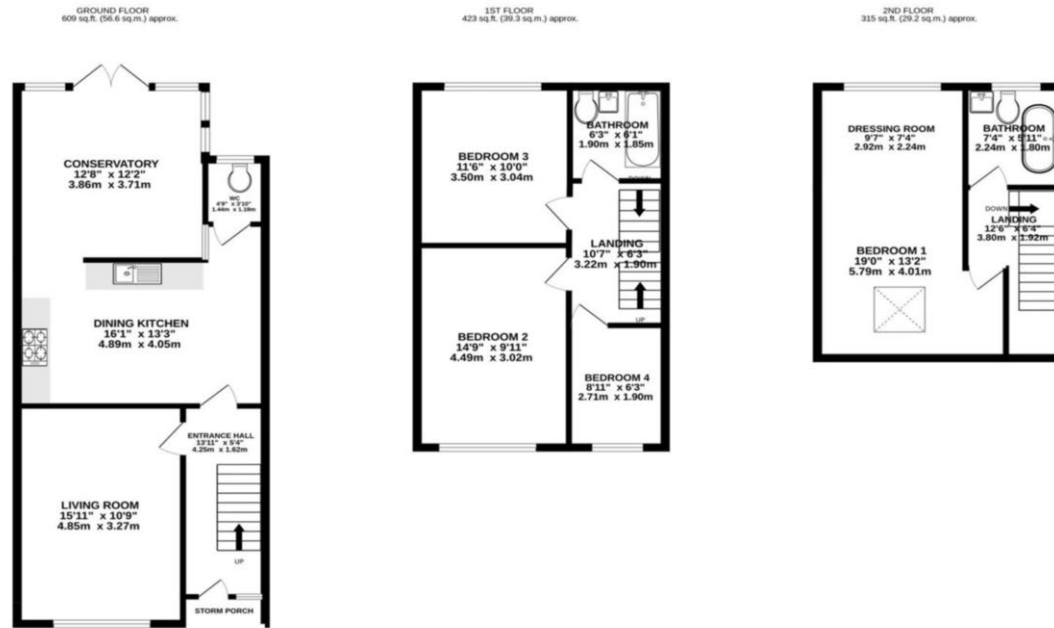
11'6 (3.51m) x 10' (3.05m)

BEDROOM 4

8'11 (2.72m) x 6'3 (1.91m)

BATHROOM

6'3 (1.91m) x 6'1 (1.85m)



TOTAL FLOOR AREA: 1347 sq.ft. (125.1 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropax ©2024

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**