



**GASCOIGNE
HALMAN**

CAVENDISH AVENUE, WEST DIDSBURY

THE AREAS LEADING ESTATE AGENT



CAVENDISH AVENUE, WEST DIDSBURY

Offers In Excess Of £480,000

A beautifully presented Victorian period terrace boasting stylish and immaculate presentation throughout situated on a quiet and leafy cul-de-sac moments from the vibrant Burton Road in West Didsbury with stunning views of Cavendish Road Park. The property offers a superb bay fronted living room and light and airy dining room, a recently modern fitted kitchen which overlooks the Westerly facing garden. Two good sized double bedrooms with a further study/office and a stylish three piece shower room. Easy access to all major transport links and only a short stroll to the local Metrolink.

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.

We are delighted to introduce this exceptional Victorian terrace with superb attention to detail and high quality fittings throughout.

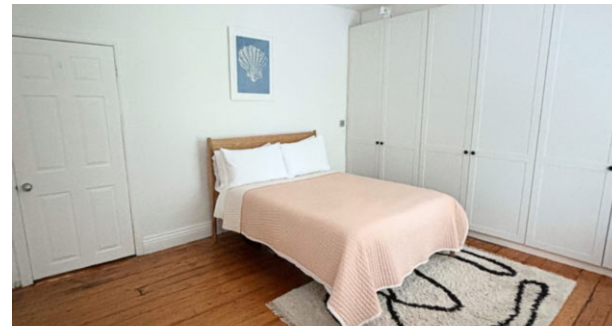
Internally, the property offers spacious and stylish accommodation throughout and consists of an entrance porch and hallway leading to a superb living room with attractive bay-window, high cornice ceiling and a feature wood burning stove. There is a spacious light and airy dining room with useful under stairs storage and a stylish kitchen with a comprehensive range of modern units with quartz work surfaces over and integrated appliances including: a double oven, gas hob, dishwasher, microwave and coffee machine. French doors overlook the rear Westerly facing garden.

To the first floor there are three bedrooms, the main bedroom is particularly large in size with bespoke fitted wardrobes and pleasant views over Cavendish park, the second bedroom is a good sized double room with plenty of room for furniture and original fireplace feature and the third bedroom is a perfect home office or child's bedroom. There is a beautiful modern family shower room which has recently been refurbished in the last year with Burlington fixtures and fittings. There is access to a fully boarded loft perfect for storage and potential for future conversion (SSTP).

Externally to the front there is walled gated entrance whilst to the rear there is a delightful West facing garden which enjoys the afternoon and evening sunshine.

Cavendish Avenue enjoys a leafy and quiet location moments from the vibrant Burton Road with its array of boutiques, bars and restaurants, local Metrolink and easy access to Manchester city centre.





DIRECTIONS

M20 1QD

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

16'9 (5.11m) x 3'1 (.94m)

LIVING ROOM

14'6 (4.42m) into bay x 11'4 (3.45m)

DINING ROOM

11'9 (3.58m) x 12'7 (3.84m)

KITCHEN

10'11 (3.33m) x 10'5 (3.18m)

BEDROOM 1

11'10 (3.61m) x 12'6 (3.81m)

BEDROOM 2

11'9 (3.58m) x 9'10 (3m)

BEDROOM 3

6'8 (2.03m) x 6'7 (2.01m)

SHOWER ROOM

7'4 (2.24m) x 10'11 (3.33m)

FLOORPLAN



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Hozon 12/22

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DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignehalman.co.uk

739 Wilmslow Road, Didsbury, Manchester, M20 6RN

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