



**GASCOIGNE
HALMAN**

HIGHCROFT AVENUE, WEST DIDSBURY

THE AREAS LEADING ESTATE AGENT



HIGHCROFT AVENUE, WEST DIDSBURY

£525,000

A superb and spacious extended semi detached property, occupying a generous plot in a highly sought after residential area and only moments from excellent transport links and Burton Road with its array of bars and restaurants. Boasting ample features such as stained glass windows and bay fronted windows. Good sized open plan living/dining room, modern fitted kitchen with central island and integrated appliances. Three good sized bedrooms and two contemporary bathroom suites. Off road parking for multiple vehicles and an spectacular rear private 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 Station on Burton Road will provide easier access into Manchester City Centre and the Media City.



Internally the property comprises; welcoming entrance hallway with stunning stain glass feature window, a charming bay fronted open plan living/dining room with a feature fireplace and opening to the modern fitted kitchen with attractive central island and integrated appliances. A separate good sized sitting room and fitted shower room completes the ground floor.

To the first floor there are three good sized bedrooms with the principle bedroom boasting a bay fronted window and built in wardrobes. A contemporary three piece bathroom suite serves all three bedrooms.

Externally there is off road parking to the front for multiple vehicles, a secure gate leads to the stunning and spectacular rear private garden.

Having been extended to offer excellent accommodation over two floors, this property is sure to impress and is offered to the market with No Vendor Chain.

DIRECTIONS

M20 2YN

LIVING ROOM

13'0 (3.96m) into bay x 10'9 (3.28m)

DINING ROOM

8'10 (2.69m) x 16'1 (4.9m)

KITCHEN

9'5 (2.87m) x 15'9 (4.8m)

SITTING ROOM

15'1 (4.6m) x 9'4 (2.84m)

BEDROOM 1

11'11 (3.63m) into bay x 10'9 (3.28m)

BEDROOM 2

9'10 (3m) x 10'9 (3.28m)

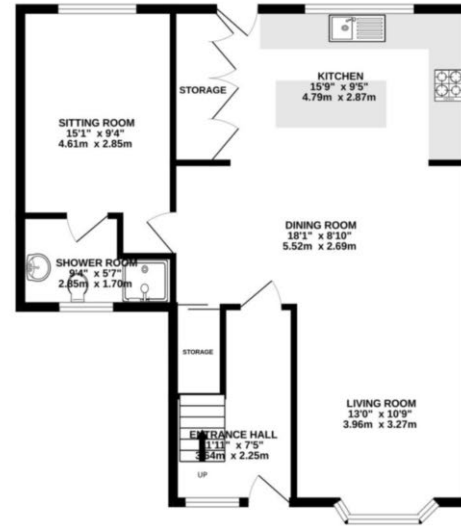
BEDROOM 3

6'4 (1.93m) x 7'5 (2.26m)

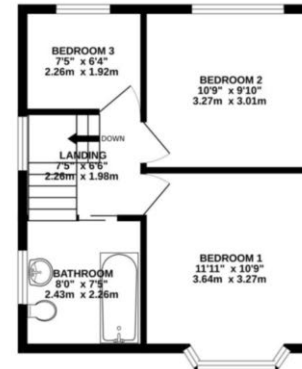
BATHROOM

8'0 (2.44m) x 7'5 (2.26m)

GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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