



**GASCOIGNE
HALMAN**

ROBERT HARRISON AVENUE, WEST DIDSBURY

THE AREAS LEADING ESTATE AGENT



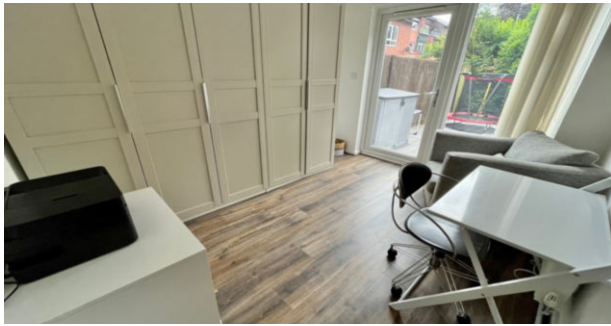
ROBERT HARRISON AVENUE, WEST DIDSBURY

£440,000.00

A stylish modern end terrace boasting immaculate and spacious accommodation over three floors. Three good sized double bedrooms, bedroom two with a private balcony, two modern bathrooms including an en-suite to the main bedroom, open-plan living/dining kitchen with refitted contemporary units with breakfast bar. Downstairs W/C and utility room. Superb landscaped gardens which enjoy a Southerly aspect with patio area for Al fresco dining. Off road parking. Sought after location only moments from Burton Road in West Didsbury, local Metrolink and easy access to Manchester City Centre.



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 Withington will provide easier access into Manchester City Centre and the Media City.



We are pleased to introduce this superb end terrace property situated on a quiet cul-de-sac moments from West Didsbury's famous Burton Road with it's array of boutiques, bars and restaurants.

Internally the property boasts an impressive 1227 Sq Ft over three floors benefiting from high ceilings and double glazing throughout and comprises; welcoming entrance hallway, Integral garage, a double bedroom with french doors leading to the private rear garden. A downstairs contemporary shower room completes the ground floor accommodation.

To the first floor there are two double bedrooms, one with fitted wardrobes and private balcony. A stylish large bathroom with bath and separate shower serves both bedrooms.

To the second floor there is a large living/dining kitchen offering excellent living space, refitted modern kitchen with breakfast bar and useful storage cupboard.

Externally the property offers off-road parking to the front whilst to the rear there is a delightful South East facing garden with raised decked area and stocked borders. Convenient location moments from West Didsbury and excellent transport links.

DIRECTIONS

M20 1LW

ENTRANCE HALLWAY

15'9 (4.8m) x 8'0 (2.44m)

BEDROOM 3

10'6 (3.2m) x 9'3 (2.82m)

SHOWER ROOM

9'2 (2.79m) x 8'3 (2.51m)

BEDROOM 1

9'10 (3m) x 13'11 (4.24m)

BEDROOM 2

10'4 (3.15m) x 9'7 (2.92m)

BATHROOM

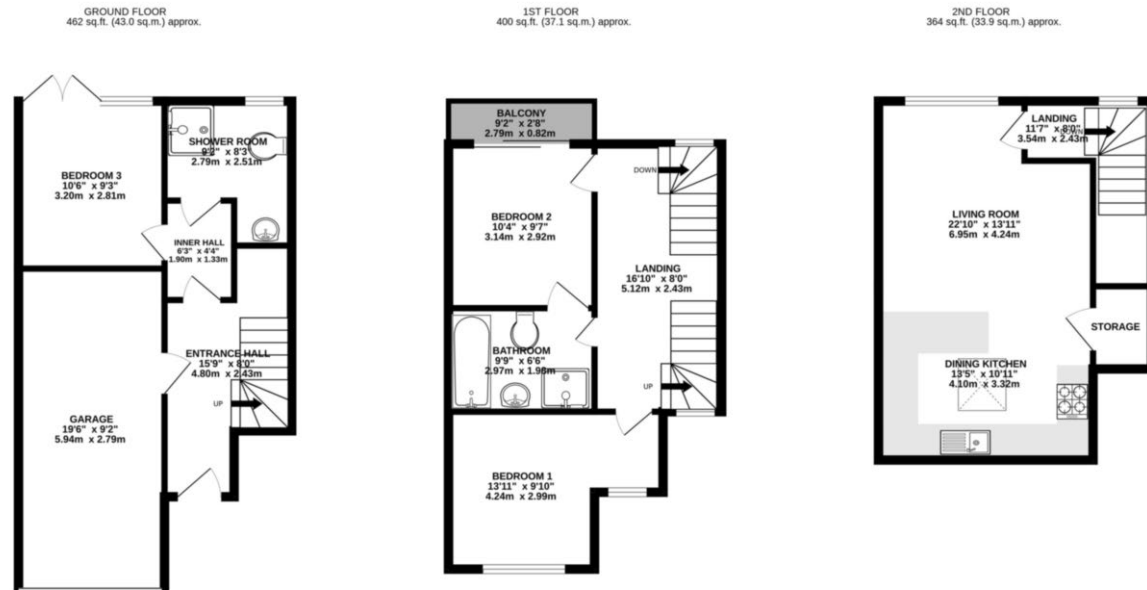
6'6 (1.98m) x 9'9 (2.97m)

LIVING ROOM

22'10 (6.96m) x 13'11 (4.24m)

KITCHEN

10'11 (3.33m) x 13'5 (4.09m)



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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