



**GASCOIGNE  
HALMAN**

GEORGIA AVENUE, WEST DIDSBURY

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THE AREAS LEADING ESTATE AGENT



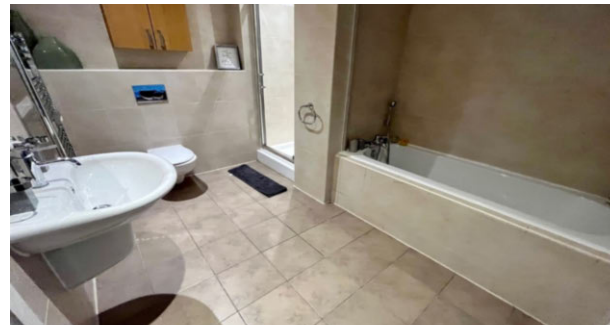
## GEORGIA AVENUE, WEST DIDSBURY

**£475,000.00**

An immaculately presented three double bedroom property situated close to the fashionable West Didsbury Village which offers easy access to transport links for an easy commute into the City Centre. The property offers an open plan dining area/modern kitchen, separate living room with french doors overlooking the rear garden, downstairs WC, three spacious double bedrooms, en suite shower room and a modern family bathroom. There is a delightful South facing rear garden and driveway to the front providing off road parking.



There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Kingsway (A34) or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of Parrswood High School.



A delightful and well presented three bedroom semi detached situated only moments from the fashionable Burton Road with all its bars, restaurants and excellent transport links.

The ground floor comprises:- spacious open plan dining area and a stylish modern fitted kitchen, downstairs WC and a large living room with stairs to the first floor and patio doors giving access to the rear garden.

To the first floor landing there are two double bedrooms, both with fitted wardrobes and access into the Jack and Jill modern family bathroom.

To the Second floor there is a light and airy primary double bedroom which benefits from a contemporary three piece en-suite shower room.

Externally to the front there is off road parking for multiple vehicles, while to the rear there is a private and landscaped rear South facing garden.

#### **DIRECTIONS**

M20 1LY

#### **DINING ROOM**

15'10 (4.83m) x 14'1 (4.29m)

#### **KITCHEN**

9'10 (3m) x 7' (2.13m)

#### **LIVING ROOM**

16'1 (4.9m) x 20'8 (6.3m)

#### **BEDROOM 2**

15'10 (4.83m) x 11'9 (3.58m)

#### **BEDROOM 3**

15'10 (4.83m) x 10'2 (3.1m)

#### **BATHROOM**

11'0 (3.35m) x 8'2 (2.49m)

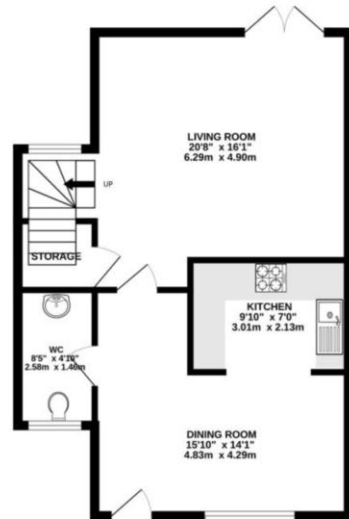
#### **BEDROOM 1**

13'0 (3.96m) x 10'6 (3.2m)

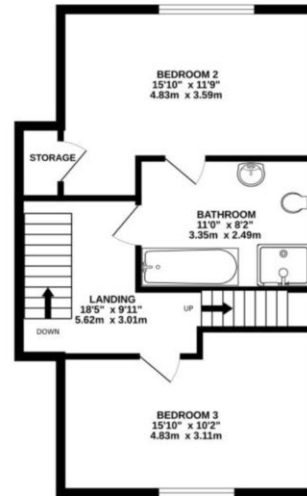
#### **EN-SUITE**

6'0 (1.83m) x 2'11 (.89m)

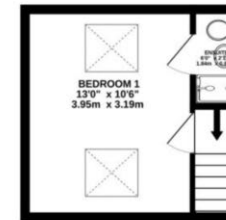
GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



2ND FLOOR  
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignehalman.co.uk

Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20 6RN

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HALMAN**