



**GASCOIGNE
HALMAN**

CAVENDISH ROAD, WEST DIDSBURY

THE AREAS LEADING ESTATE AGENT



CAVENDISH ROAD, WEST DIDSBURY

£525,000

An attractive and spacious bay-fronted Victorian terrace situated only moments from Burton Road and Cavendish park. Boasting a healthy 1511 Sq ft over three floors the property offers four double bedrooms, two en-suite shower rooms, modern refitted family bathroom, two large reception rooms, breakfast kitchen, private landscaped rear garden and off-road parking. Perfect for those looking to put their own stamp on a property with bags of potential to enhance and add value.



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 pleased to introduce this substantial and attractive Victorian property located in a sought after position in West Didsbury. The property offers impressive internal space measuring 1511 Sq ft with accommodation set over three floors and offers excellent potential to enhance and add value.

Internally the property comprises; entrance porch opening to a welcoming entrance hallway, front living room with attractive bay-window, separate dining room which is generous in size leading through to a good-size refitted breakfast kitchen.

To the first floor there are three double bedrooms, one boasting an ensuite shower room. An additional refitted contemporary family bathroom with bath and separate shower serves the other two bedrooms.

To the second floor there is a large double bedroom with it's own ensuite and Velux windows.

Externally to the front there is a driveway providing off-road parking whilst to the rear there is a private landscaped rear garden with Indian stone patio and artificial grass.

Cavendish road is situated in the heart of West Didsbury only moments from the vibrant Burton Road with it's array of boutiques, bars and restaurants as well as being within easy reach of the local Metrolink and all major motorway networks for the commuter.

DIRECTIONS

M20 1QE

LIVING ROOM

4.62m(15'2") into bay x 3.73m(12'3")

DINING ROOM

3.56m(11'8") x 5.28m(17'4")

DINING KITCHEN

3.38m(11'1") x 3.86m(12'8")

BEDROOM 1

19'3 (5.87m) x 11'9 (3.58m)

BEDROOM 2

10'10 (3.3m) x 12'6 (3.81m) reducing to 8'7

BEDROOM 3

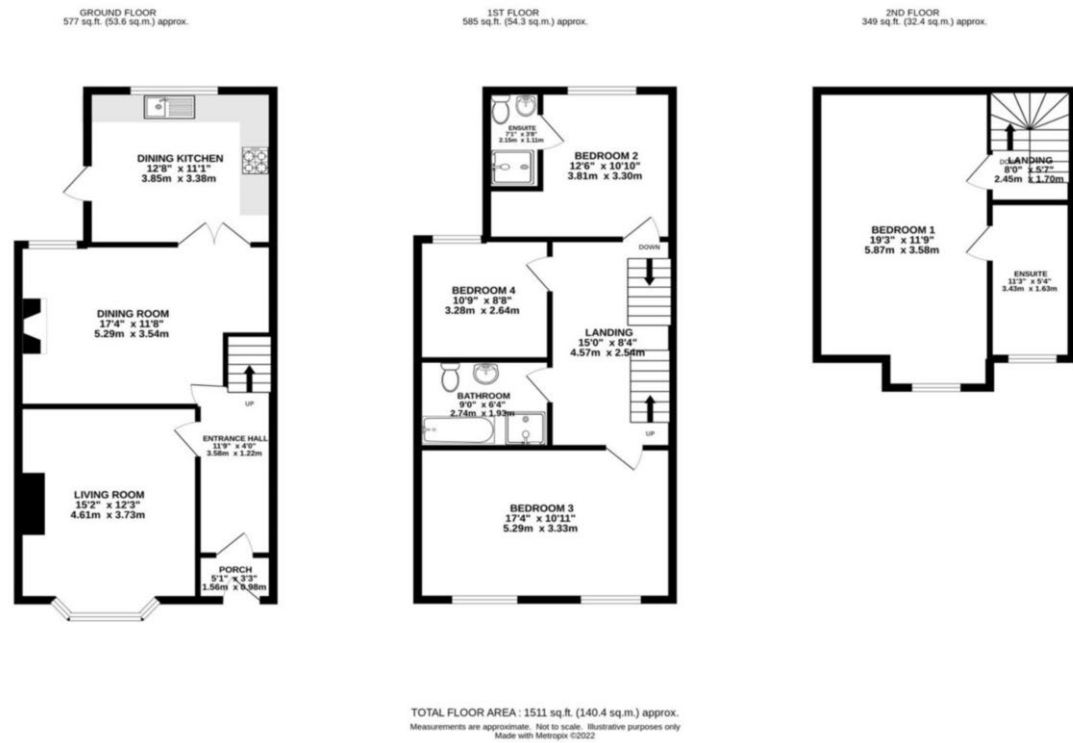
10'11 (3.33m) x 17' (5.18m)

BEDROOM 4

8'8 (2.64m) x 10'9 (3.28m)

BATHROOM

6'4 (1.93m) x 9'2 (2.79m)



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 Wilmslow Road, Didsbury, Manchester, M20 6RN

