



**GASCOIGNE  
HALMAN**

KENILWORTH AVENUE, WEST DIDSBURY

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THE AREAS LEADING ESTATE AGENT





## KENILWORTH AVENUE, WEST DIDSBURY

**£600,000.00**

A superb Victorian terrace property boasting immaculate and stylish accommodation 1604 Sq Ft over four floors situated on a sought after quiet cul-de-sac moments from the vibrant Burton Road area of West Didsbury. Stunning throughout with an abundance of period features, the property offers two large reception rooms, refitted modern kitchen, three double bedrooms, contemporary five piece bathroom, useful cellars and a beautifully landscaped South facing private garden which provides access to a communal croft.

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 offers a healthy 1604 Sq Ft of immaculate accommodation and comprises; welcoming entrance hallway with attractive period front door and surround, front living room with feature fireplace, wooden flooring and stunning stained glass bay-window, separate dining room a stylish refitted shaker style breakfast kitchen with integrated appliances.

To the first floor there are two double bedrooms and a refitted stylish family bathroom whilst to the second floor there is a further large double bedroom and useful eaves storage.

Externally the property enjoys an attractive frontage whilst to the rear there is a beautiful private South facing garden with walled boundaries and access to a communal croft.

The property enjoys a convenient and sought after location on a quiet cul-de-sac only seconds from Burton Road with it's array of boutiques, bars and restaurants.

## DIRECTIONS

M20 2LJ

## IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

### LIVING ROOM

14'7 (4.45m) into bay x 11'5 (3.48m)

### DINING ROOM

14'8 (4.47m) x 12'6 (3.81m)

### KITCHEN

14'9 (4.5m) x 9'7 (2.92m)

### BEDROOM 1

11'8 (3.56m) x 15'1 (4.6m)

### BEDROOM 2

13'5 (4.09m) x 9'7 (2.92m)

### BEDROOM 3

14'2 (4.32m) x 15'1 (4.6m)

### BATHROOM

13'8 (4.17m) x 8'8 (2.64m)



TOTAL FLOOR AREA: 1604 sq.ft. (149.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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