



**GASCOIGNE
HALMAN**

MONTROSE AVENUE, WEST DIDSBURY

THE AREAS LEADING ESTATE AGENT



MONTROSE AVENUE, WEST DIDSBURY

£635,000.00

A superb Victorian bay fronted terrace property boasting immaculate and stylish accommodation (1551 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 and spacious throughout boasting four good sized bedrooms, rare off road parking for this location, with electric vehicle car charging point to the front and a Westerly facing rear courtyard garden.



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.



We are delighted to introduce this impressive Victorian terrace boasting spacious and stylish accommodation over four floors combining appealing period features with high quality modern comforts.

Internally the property offers a healthy (1551 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 bay-window, separate dining room with feature wood burning stove, a stylish kitchen with integrated appliances and a door opening to the rear garden. A useful cellar, currently being used as a home office completes the internal accommodation.

To the first floor there are three bedrooms and a refitted family bathroom. The principle bedroom benefits from a bay fronted window and a stylish en-suite shower room, whilst to the second floor there is a further large double bedroom and a useful storage cupboard.

Externally the property enjoys unique off road parking with an electric car charging point, whilst to the rear there is a beautiful private South facing courtyard garden.

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.

LIVING ROOM

12'7 (3.84m) into bay x 12'2 (3.71m)

DINING ROOM

14'6 (4.42m) x 15'7 (4.75m)

KITCHEN

15'0 (4.57m) x 9'7 (2.92m)

BEDROOM 1

15'4 (4.67m) into bay x 15'7 (4.75m)

EN-SUITE SHOWER ROOM

7'11 (2.41m) x 3'6 (1.07m)

BEDROOM 2

13'6 (4.11m) x 10' (3.05m)

BEDROOM 4

6'1 (1.85m) x 6'4 (1.93m)

BATHROOM

7'7 (2.31m) x 9'7 (2.92m)

BEDROOM 3

15'0 (4.57m) x 9'7 (2.92m)



TOTAL FLOOR AREA: 1551 sq. ft. (144.1 sq. m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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