



**GASCOIGNE
HALMAN**

Mauldeth Road West, Withington
£575,000.00

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented and spacious Edwardian property boasting an impressive 1916 Sq Ft over four floors with two reception rooms, refitted modern breakfast kitchen, four double bedrooms, two refitted bathrooms, fully converted cellars with two double bedrooms, laundry/utility and contemporary bathroom, stunning South facing gardens with appealing garden snug and separate workshop. The property comes with off-road parking and enjoys a highly convenient location moments from Withington village as well as easy

Property details

- Attractive Edwardian Property
- Substantial Accommodation Over Four Floors Measuring 1916 Sq Ft
- Four Double Bedrooms And Two Bathrooms
- Two Large Reception Rooms
- Stylish Breakfast Kitchen
- Beautiful South Facing Gardens With Appealing Garden Snug
- Fully Converted Cellars
- Off-Road Parking



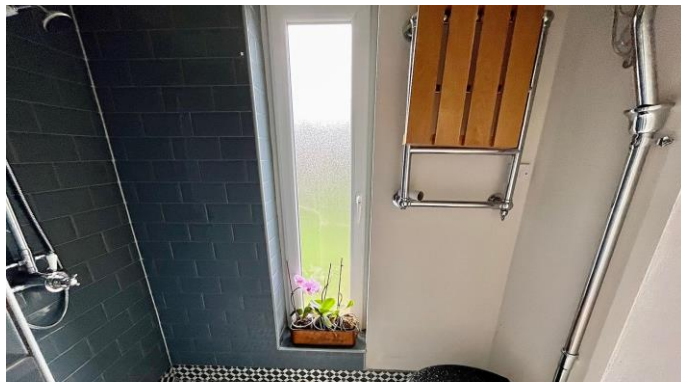
About this property

We are pleased to introduce this superb Edwardian property which offers impressive internal space with well-presented accommodation and a delightful South facing garden.

Internally the property offers a generous 1916 Sq ft and comprises; large welcoming entrance hallway with wooden flooring, front living room with feature fireplace and attractive bay-window, charming dining room with wooden flooring and feature window overlooking the rear garden. A stylish kitchen with granite work surfaces and breakfast area leads to a separate utility room and a refitted shower room which completes the ground floor accommodation. To the first floor there are three double bedrooms and a good-size family bathroom. Stairs then lead to the second floor which offers a further large double bedroom. The property also has the added benefit of coming with extensive fully converted cellars which boasts its own private entrance, two double bedrooms, laundry/utility area and a contemporary shower room.

Externally to the front there is a driveway providing off-road parking with side access leading to a stunning South facing mature garden with patio area, purpose built garden snug with log burning stove and useful separate workshop. The property is a short walk to Withington village and enjoys easy access to all major transport networks for the commuter.





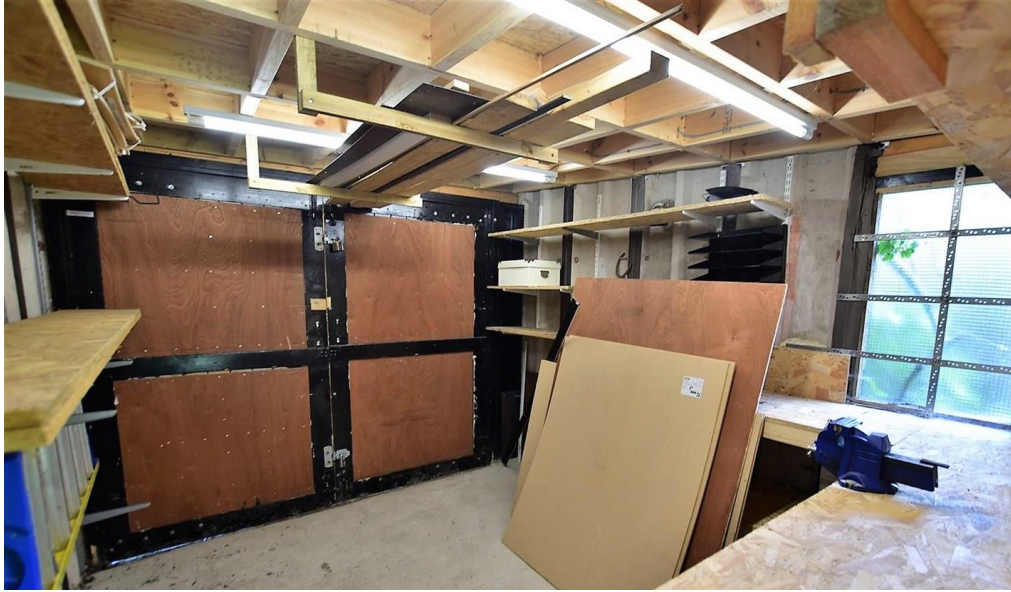












DIRECTIONS

M20 3EQ

COUNCIL TAX BAND

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TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

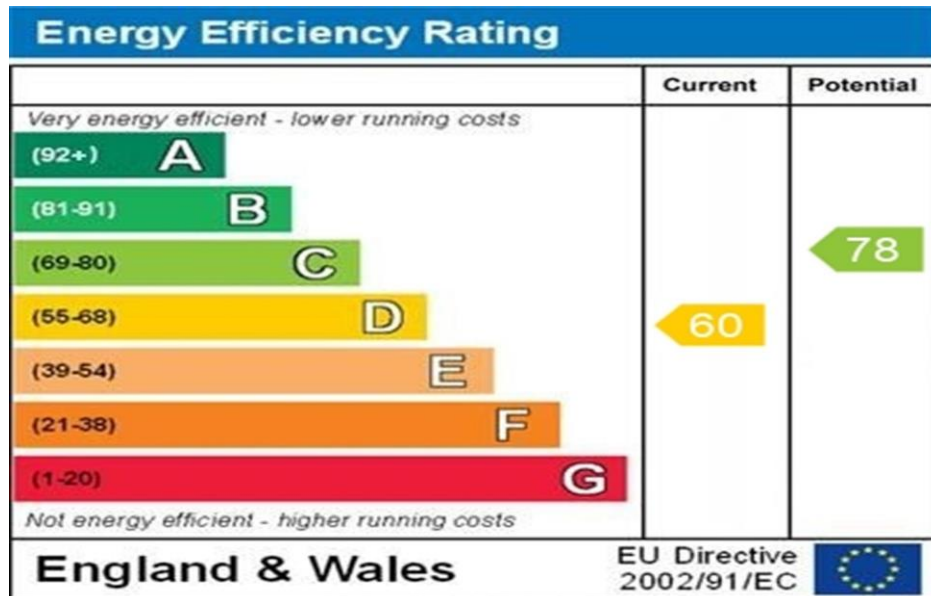
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

None

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

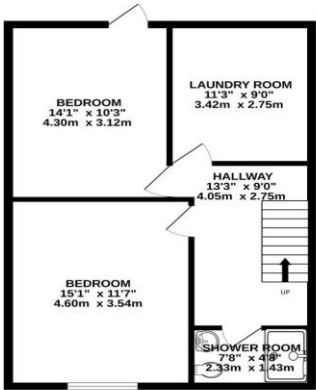
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

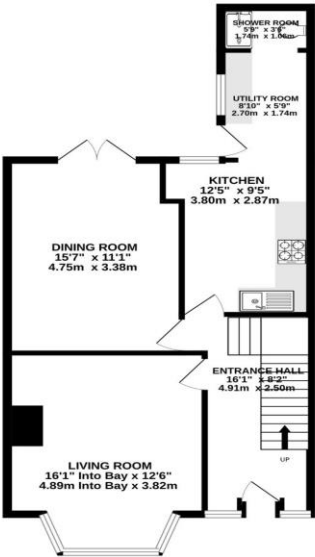
No

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.

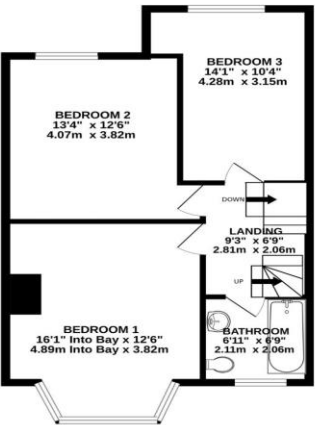
BASEMENT
563 sq.ft. (52.3 sq.m.) approx.



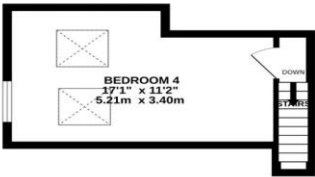
GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



2ND FLOOR
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 1961 sq.ft. (182.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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0161 445 7474 didsbury@gascoignehalman.co.uk
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

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