



**GASCOIGNE
HALMAN**

Burlington Road, Withington
£1,100,000.00

THE AREA'S LEADING ESTATE AGENCY



A spectacular and exceptional double fronted detached Victorian property which occupies a generous plot on one of Withington's most prestigious and sought after roads. Measuring a highly impressive 2842 SQ FT over four floors and boasting well appointed and immaculate accommodation throughout. The property epitomises everyday modern family living and is located close to West Didsbury, Didsbury and Withington villages and only moments from excellent transport links.

Property details

- An Exquisite and Spectacular Victorian Detached Property
- Measuring an Highly Impressive 2842 SQ FT
- Boasting an Array of Period Features and Stylish Presentation
- Two Large Reception Room and a Stunning Modern Fitted Dining Kitchen
- Five Spacious Double Bedrooms and Two Stylish Bathrooms
- Off Road Parking, Garage and Generous Rear South Facing Landscaped Garden



About this property

You are greeted by the entrance hallway with ample original features such as the high corniced ceilings, a bay fronted living room with attractive marble fireplace, a further bay fronted sitting room with dual aspect windows and a further feature fireplace. To the rear of the property you are presented with a modern fitted kitchen with central island, integrated appliances and a spacious dining area. A utility room with bi-fold doors overlooking the rear garden. The ground floor boasts herringbone parquet flooring.

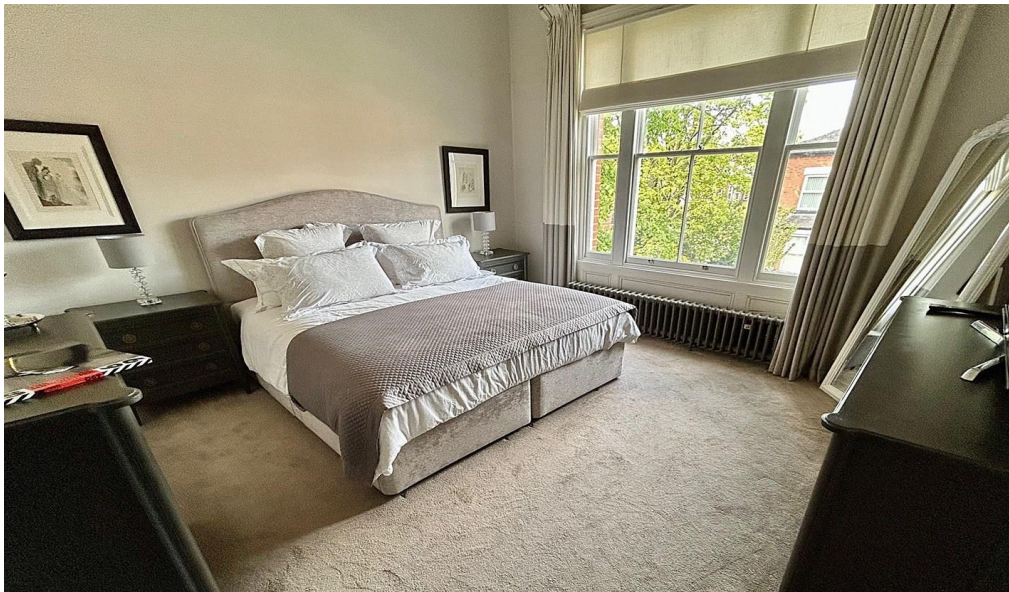
To the first floor there four excellent and large double bedrooms. The principle bedroom boasts a walk in wardrobe. The four bedrooms are served by a stylish three piece bathroom suite.

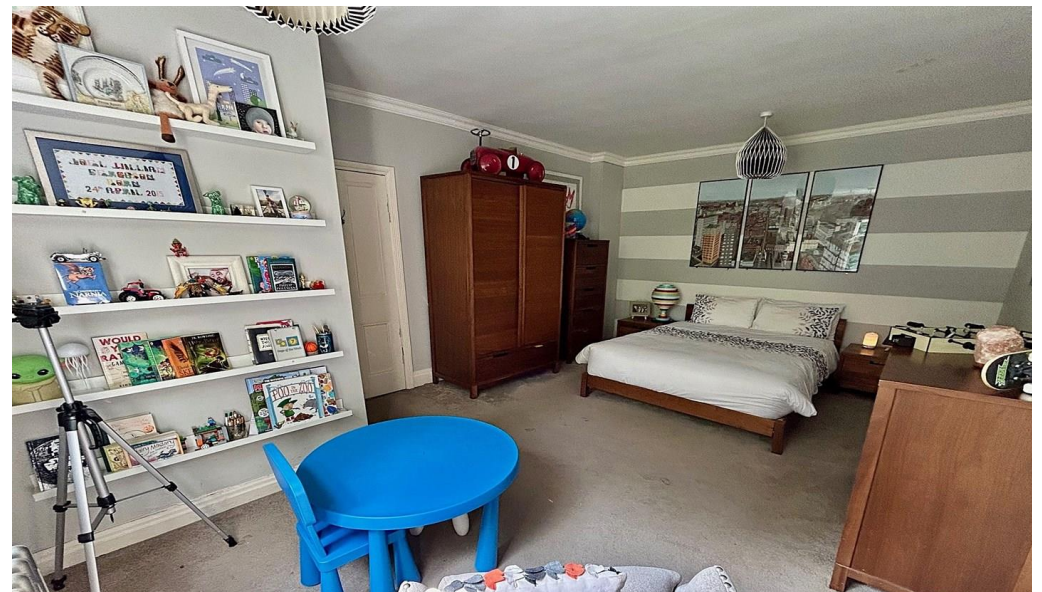
To the second floor there is a further spacious double bedroom which is served by a contemporary three piece shower room.

Externally to the front there is ample off road parking for multiple vehicles with an electric car charging point. To the rear there is a generous and private landscaped South facing garden with a large decked area, mature plants and an adjoining garage.















DIRECTIONS

M20 4PY

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.

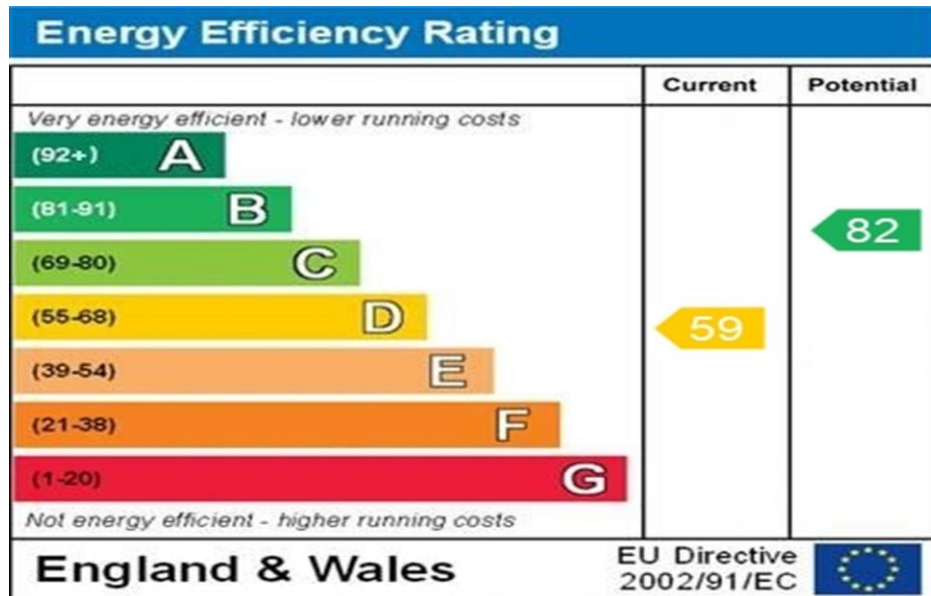
LOCAL AUTHORITY

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

Cable

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

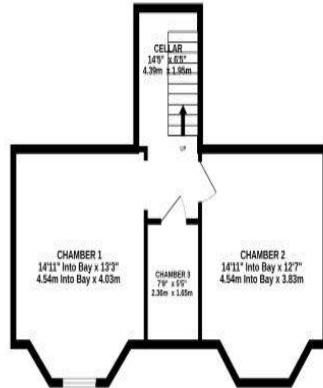
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

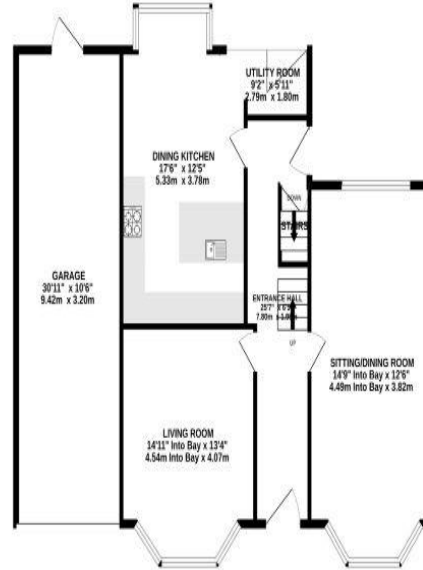
No

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.

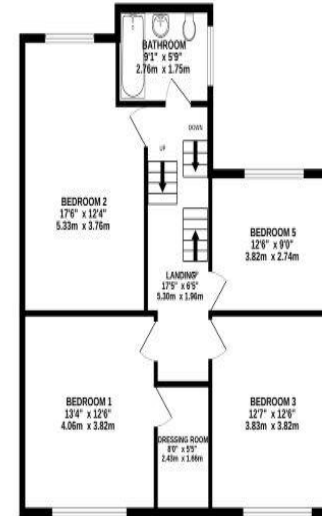
BASEMENT LEVEL
477 sq.ft. (44.3 sq.m.) approx.



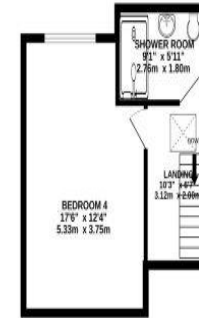
GROUND FLOOR
1197 sq.ft. (111.2 sq.m.) approx.



1ST FLOOR
845 sq.ft. (78.5 sq.m.) approx.



2ND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 2842 sq.ft. (264.1 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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