



**GASCOIGNE
HALMAN**

Disley Avenue, West Didsbury
£490,000.00

THE AREA'S LEADING ESTATE AGENCY



A well-presented and delightful Edwardian period three bedroom terrace property located only moments from Burton Road with its array of boutiques, bars and restaurants, Positioned on a quiet and peaceful cul de-sac close to excellent transport links. Immaculately decorated throughout and presented to a high standard, this property is sure to be popular. Boasting a superb Westerly facing garden and must be viewed to appreciate the accommodation on offer.

Property details

- A Charming and Delightful Period Edwardian Terrace Property
- Boasting Immaculate and Tasteful Accommodation Throughout
- Bay Fronted Living Room and Modern Open Plan Dining Kitchen
- Two Large Double Bedrooms, a Further Single and a Contemporary Fitted Bathroom Suite
- Attractive Frontage, Generous Westerly Facing Garden
- Located only Moments from Burton Road with its Array of Bars, Restaurants and Excellent Transport Links



About this property

Internally the property comprises of; a welcoming entrance hallway with internal porch door, a separate bay fronted living room and feature fireplace and an open dining room with useful under stairs storage. A modern fitted kitchen with french doors leading to the garden completes the ground floor accommodation.

To the first floor there are three spacious bedrooms with the principle bedroom benefitting from built in wardrobes further period features, a contemporary fitted shower room serves all three bedrooms.

Externally to the front there is an attractive frontage which is gated, to the rear there is a delightful Westerly facing garden with fenced boundaries and patio area for Al Fresco dining.

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.







DIRECTIONS

M20 1JU

COUNCIL TAX BAND

C

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

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

Fibre to the premises

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

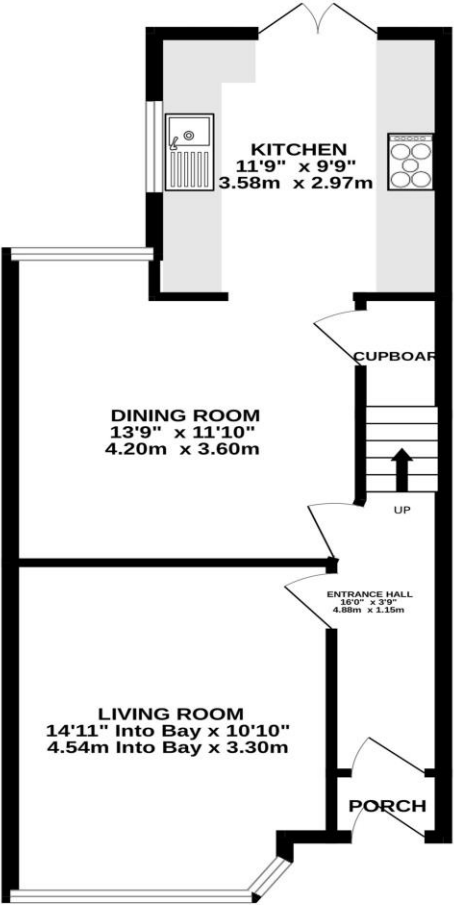
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

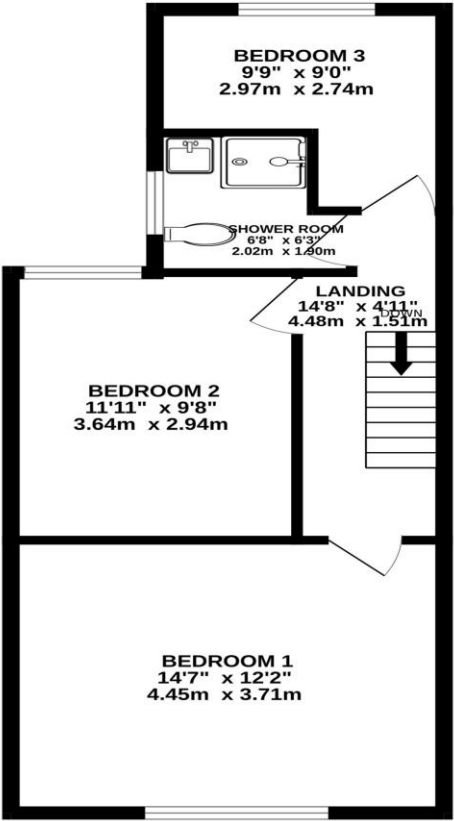
No

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.

GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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