



**GASCOIGNE
HALMAN**

Burton Road, West Didsbury
£525,000.00

THE AREA'S LEADING ESTATE AGENCY



A stunning period terraced property retaining a wealth of original characteristics alongside today's more modern comforts, coupled with a desirable location in West Didsbury, close to excellent transport links and bars, restaurants on the ever popular Burton Road. Measuring an impressive 1352 SQ FT over two floors and has been refurbished throughout by the current owners.

Property details

- A Stunning and Well Presented Period Mid Terrace Property
- Measuring An Impressive 1352 SQ FT
- Boasting Original Features With a Modern Twist
- Bay Fronted Living Room, Spacious Dining Room and Recently Refitted Modern Kitchen
- Three Good Sized Bedrooms and a Stylish Four Piece Bathroom Suite
- Located Close to Excellent Transport Links and Everything Burton Road has to Offer



About this property

In brief the accommodation comprises of, an entrance hallway which boasts original flooring and stain glass window. A bay fronted living room with a feature fireplace and plantation shutters. A rear dining room with bi-fold doors overlooking the rear garden. A modern recently refitted kitchen complete with Quartz worktops, an array of integrated Neff appliances and further bi-fold doors leading to the garden. A W/C and useful under stairs storage complete the ground floor.

To the first floor there are three good sized bedrooms, the principle bedroom boasts a stylish en-suite shower room and a feature original fireplace, bedroom two benefits from a further original fireplace and built in wardrobes. A newly fitted four piece bathroom suite serves all three bedrooms.

Externally to the front the property is gated. Whilst to the rear there is a walled courtyard rear garden ideal for entertaining and 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 1HZ

COUNCIL TAX BAND

D

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

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 cabinet

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

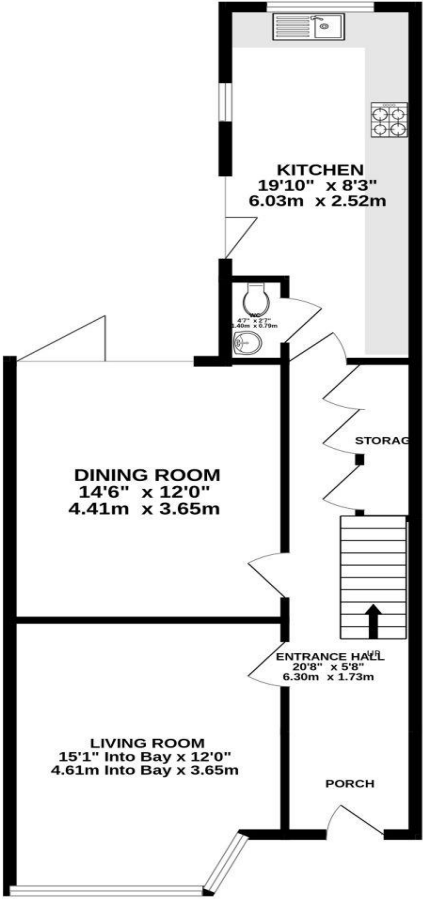
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

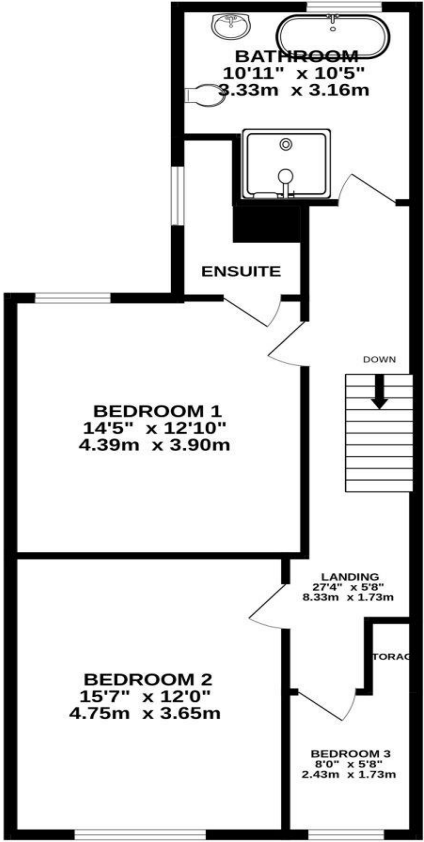
No

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GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.





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