

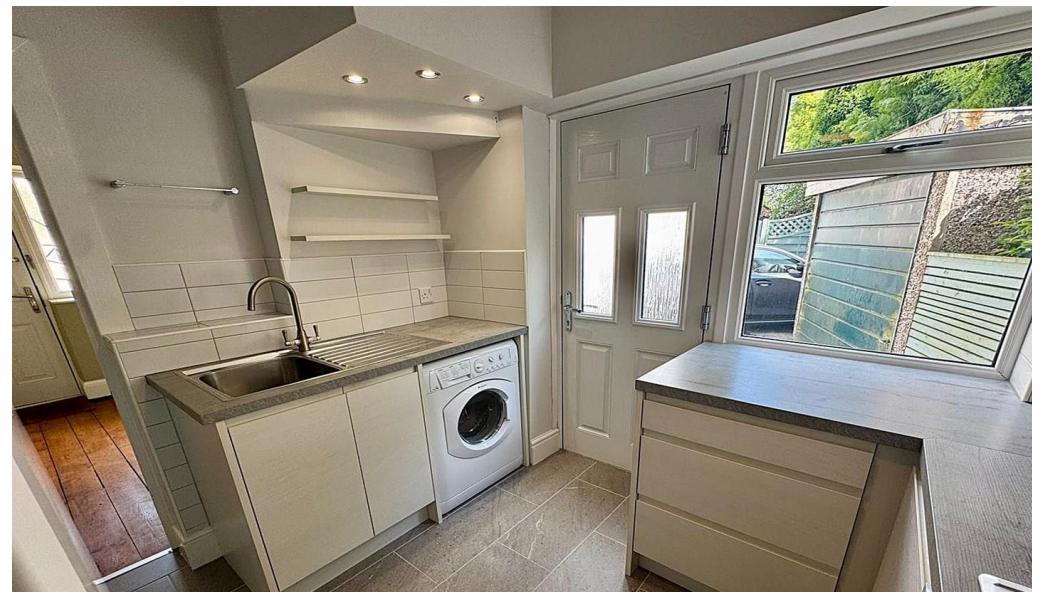


**GASCOIGNE  
HALMAN**

Highcroft Avenue, West Didsbury  
**Offers Over £350,000**

THE AREA'S LEADING ESTATE AGENCY







A well-presented and spacious bay fronted semi-detached property located in a quiet cul-de-sac location. Boasting an immaculate finish and situated in a peaceful residential area only moments from Burton Road with its array of bars, restaurants and excellent transport links. Off road parking and a private rear South facing garden.

## Property details

- A Spacious Bay Fronted Semi Detached Property
- Located on a Quiet Cul De Sac
- Light and Airy Open Plan Living/Dining Room and Modern Fitted Kitchen
- Three Good Sized Bedroom and a Contemporary Three Piece Bathroom Suite
- Off Road Parking and a South Facing Private Garden
- Close to Burton Road and Excellent Transport Links



## About this property

Internally the property comprises of; welcoming entrance hallway, bay fronted light and airy living room which opens out to a rear dining room with French doors overlooking the rear garden. A modern fitted kitchen completes the ground floor.

To the first floor there are three good size bedrooms, bedroom one and two are particularly large in size. The primary bedroom boasts a bay fronted window, whilst bedroom three benefits from built in wardrobes. A three piece contemporary bathroom suite serves all three bedrooms.

Externally the property offers off road parking for multiple vehicles and a detached garage. To the rear there is South facing rear landscaped garden with fenced boundaries.

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 2YN

## 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.

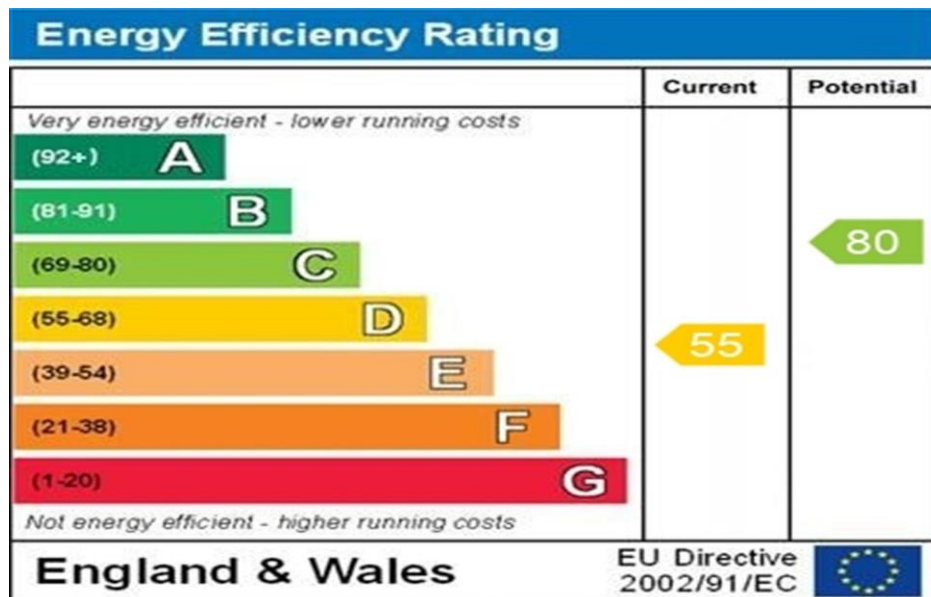
## LOCAL AUTHORITY

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

Ask Agent

## 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

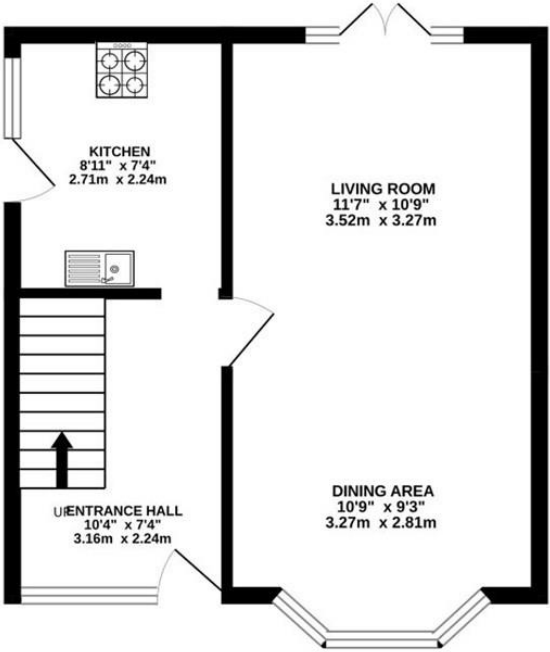
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

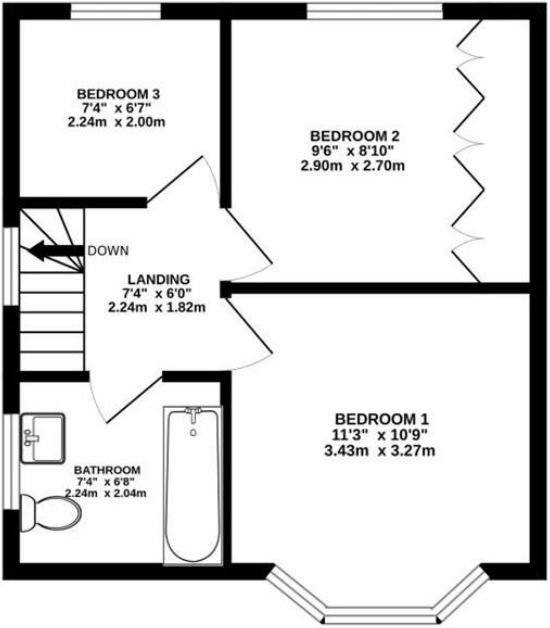
Ask Agent

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GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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THE AREA'S LEADING ESTATE AGENCY

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