



**GASCOIGNE
HALMAN**

Robert Harrison Avenue, West Didsbury
£495,000.00

THE AREA'S LEADING ESTATE AGENCY



A stylish modern end terrace boasting immaculate and spacious accommodation over three floors. Three double bedrooms, two with private balconies, two modern bathrooms including an en-suite to the main bedroom, open-plan living/dining kitchen with refitted contemporary units with breakfast bar. Downstairs wc and utility room. Superb landscaped gardens which enjoy a Southerly aspect with raised decked area for Al fresco dining. Off road parking. Sought after location only moments from Burton Road in West

Property details

- A Modern and Well-Presented End Terrace Property
- Spacious Accommodation Measuring A Healthy 1122 Sq Ft
- Three Double Bedrooms, Two Stylish Bathrooms and Downstairs WC
- Superb Living/Dining Kitchen With Breakfast Bar
- Two Private Balconies, Off Road Parking and a Landscaped South Facing Garden
- Located Close to Excellent Transport Links and Local Amenities



About this property

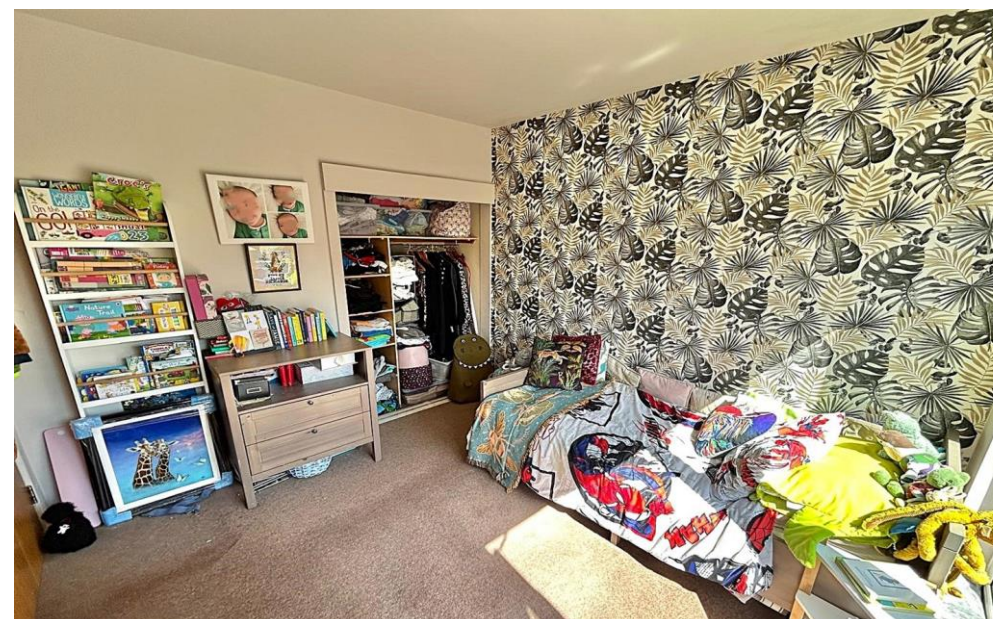
Internally the property boasts an impressive 1122 Sq Ft over three floors benefiting from high ceilings and double glazing throughout and comprises; welcoming entrance hallway with cloaks area, large living/dining kitchen offering excellent living space, refitted modern kitchen with breakfast bar with door access to the rear garden. A downstairs WC and separate utility room completes the ground floor accommodation.

To the first floor there are two double bedrooms, one with fitted wardrobes and private balcony. A stylish large bathroom with bath and separate shower serves both bedrooms.

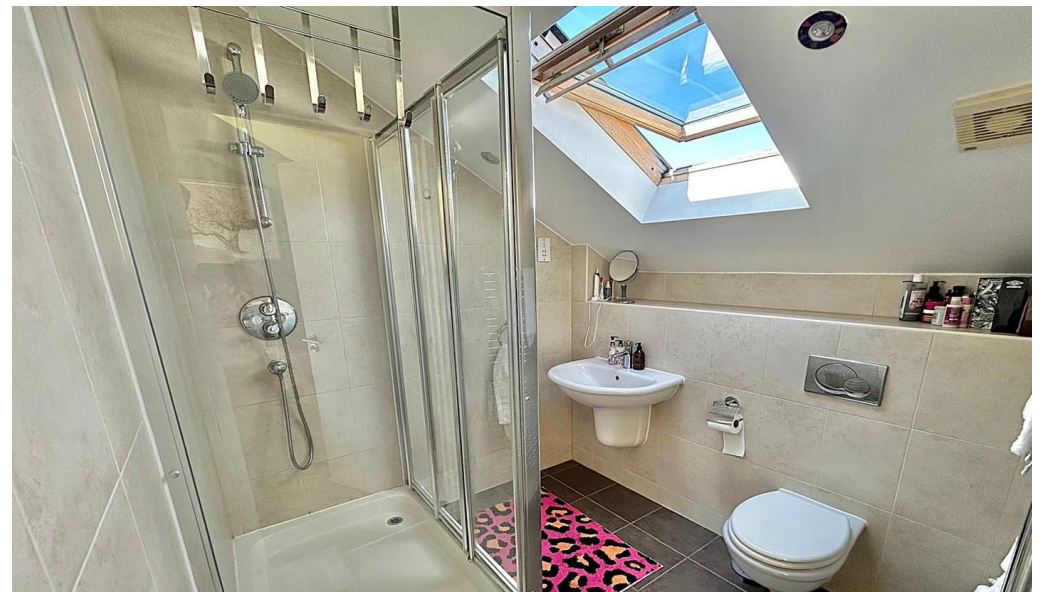
To the second floor there is a good-size master bedroom with private balcony and contemporary large en-suite shower room.

Externally the property offers off-road parking to the front whilst to the rear there is a delightful South East facing garden with raised decked area and stocked borders. Convenient location moments from West Didsbury and excellent transport links.

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 1LW

COUNCIL TAX BAND

E

TENURE

Freehold

SERVICES (NOT TESTED)

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

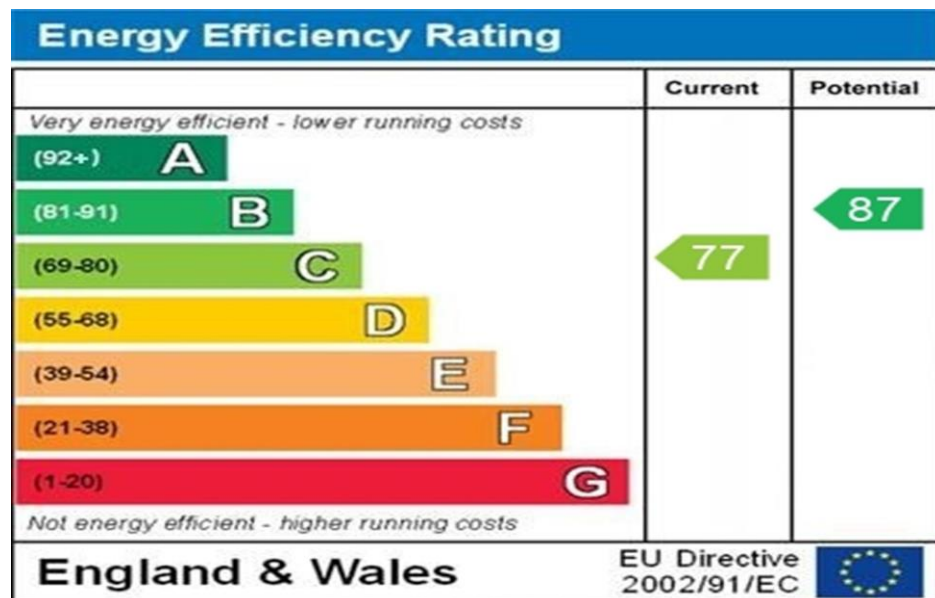
LOCAL AUTHORITY

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

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

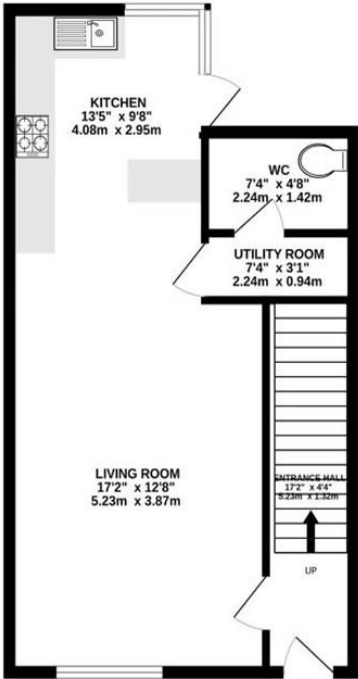
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

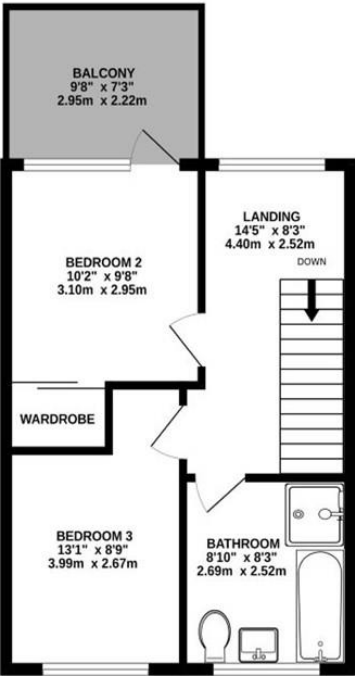
No

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.

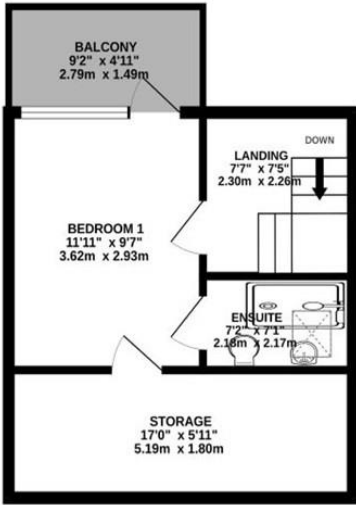
GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



2ND FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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