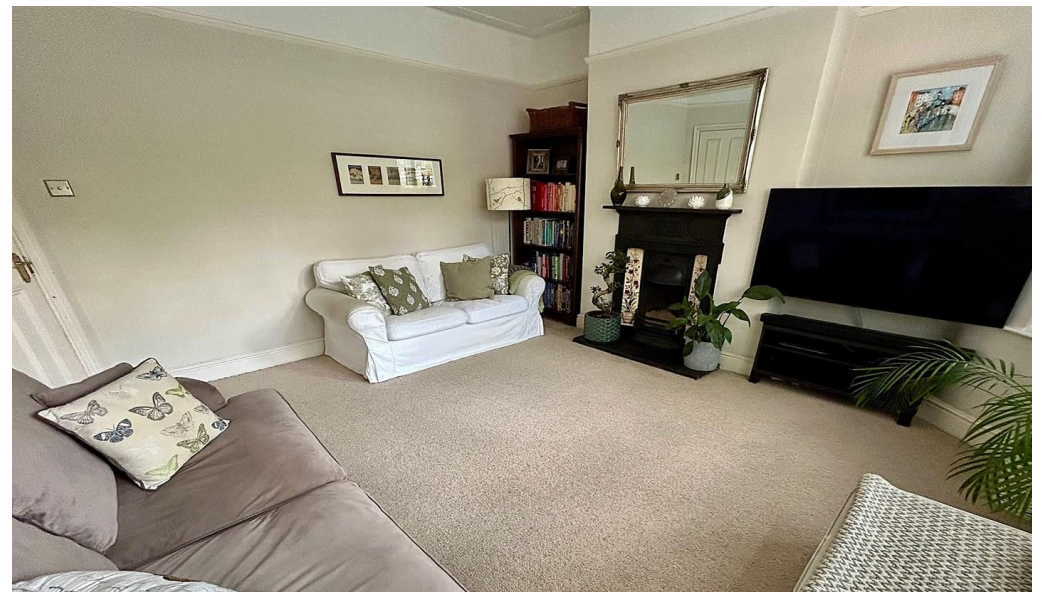




**GASCOIGNE
HALMAN**

Brooklands Avenue, West Didsbury
£585,000.00

THE AREA'S LEADING ESTATE AGENCY



An attractive and spacious four bedroom, bay fronted period terrace property. Located in a highly sought after, quiet residential area and only moments from the ever popular Burton Road with its array of bars, restaurants and excellent transport links. Measuring an impressive 1494 SQ FT over three floors of living accommodation. This property boasts an array of period features and must be viewed to appreciate the accommodation on offer.

Property details

- Entrance Hallway, Downstairs W/C and a Modern Fitted Kitchen
- Paved Rear Garden and Located Moments From Burton Road, Local Amenities and Excellent Transport Links
- A Stunning and Well Presented Period Terrace Property
- Bay Fronted Living Room, Large Sitting Room and Light and Airy Dining Room
- Three Spacious Double Bedrooms, One Single Bedroom and a Stylish Five Piece Bathroom Suite
- Measuring An Impressive 1494 SQ FT



About this property

Internally the property comprises of; a welcoming entrance hallway with useful under stairs W/C, a bay fronted living which boasts a feature fireplace, stain glass window and plantation shutters. A spacious sitting room, light and airy dining room which leads through to the modern fitted kitchen with French doors overlooking the rear garden.

To the first floor there are three bedrooms, the primary bedroom benefits from a further bay fronted window, feature fireplace, plantation shutters and stain glass windows, a stylish and stunning five-piece bathroom suite serves all three bedrooms.

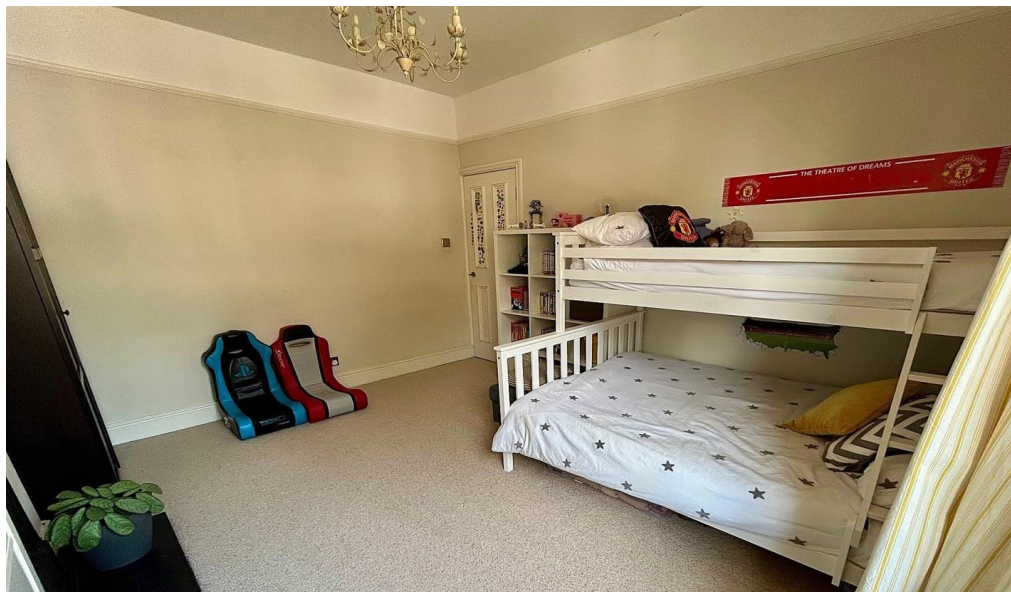
To the second floor there is a large double bedroom with attractive sky lights and ample storage space.

Externally the property is walled to the front, whilst to the rear there is a paved rear garden with walled boundaries and access to a communal alleyway.

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 Stations on Burton Road and Lapwing Lane will provide easier access into Manchester City Centre and the Media City.











DIRECTIONS

M20 1JE

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

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

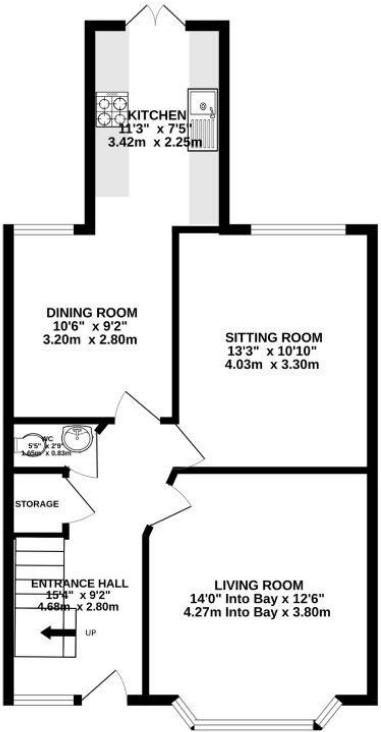
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

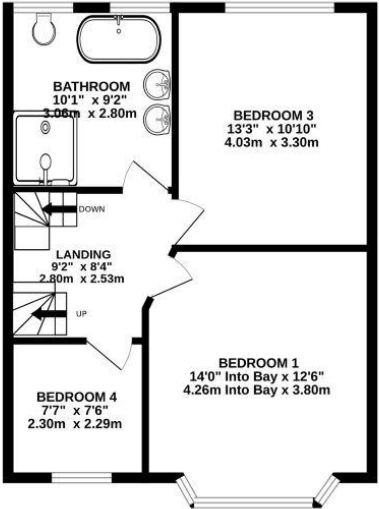
Ask Agent

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.

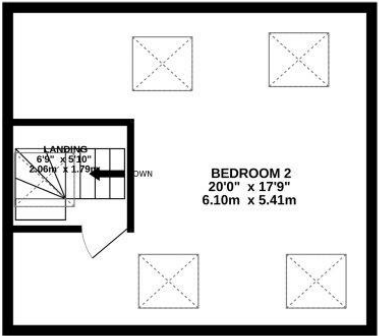
GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



2ND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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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