



**GASCOIGNE
HALMAN**

Everett Road, West Didsbury
£540,000.00

THE AREA'S LEADING ESTATE AGENCY



A spectacular and immaculately presented bay fronted period terrace property. Located in a highly sought after residential area only moments from Burton Road with its array of bars, restaurants and excellent transport links. Boasting well presented and stylish accommodation over three floors. The accommodation has been fully refurbished by the current owners and must be viewed to appreciate the high standard and finish throughout. Measuring a highly impressive 1411 SQ FT and benefiting from some stunning period features. Superb

Property details

- A Spectacular and Immaculately Presented Period Terrace Property
- Measuring An Impressive 1411 SQ FT of Stylish Accommodation
- Bay Fronted Living Room, Light and Airy Dining Room and Modern Fitted Kitchen
- Three Excellent Sized Double Bedrooms and a Stylish Three Piece Bathroom
- Attractive Frontage and an Excellent Rear South Facing Garden
- Moments From Burton Road with its Array of Bars, Restaurants and Excellent Transport Links



About this property

Internally the property comprises of: welcoming entrance hallway with access to the converted cellars from behind the stairs. A bay fronted living room benefiting from plantation shutters and a feature fireplace. A rear dining room with original fireplace which opens to the modern fitted kitchen which also includes underfloor heating and integrated AEG appliances. To the tanked cellar you are greeted by a converted utility room.

To the first floor there are three excellent sized double bedrooms. The principal bedroom boasts light and airy accommodation with built in bespoke wardrobes and a further original feature fireplace. A stylish and contemporary three piece bathroom serves all three bedrooms.

Externally the property is gated with an attractive frontage, whilst to the rear there is a charming rear South facing garden with electrical points.









DIRECTIONS

M20 3DW

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.

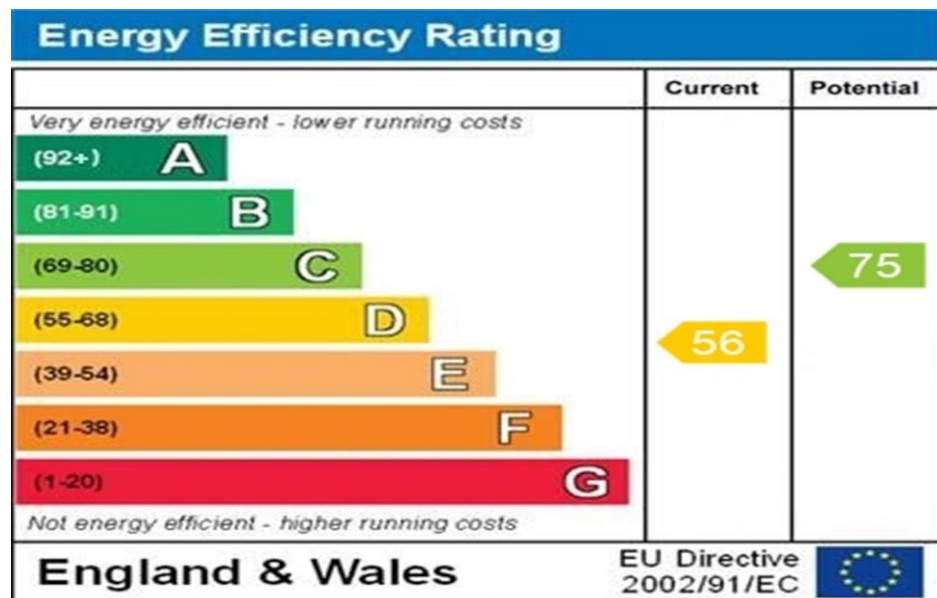
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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

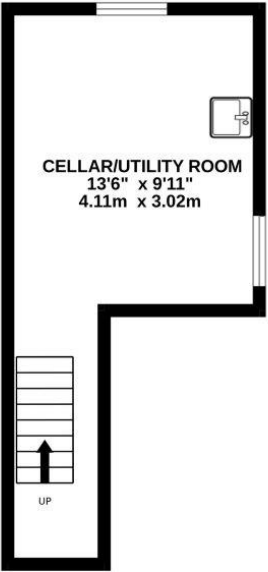
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

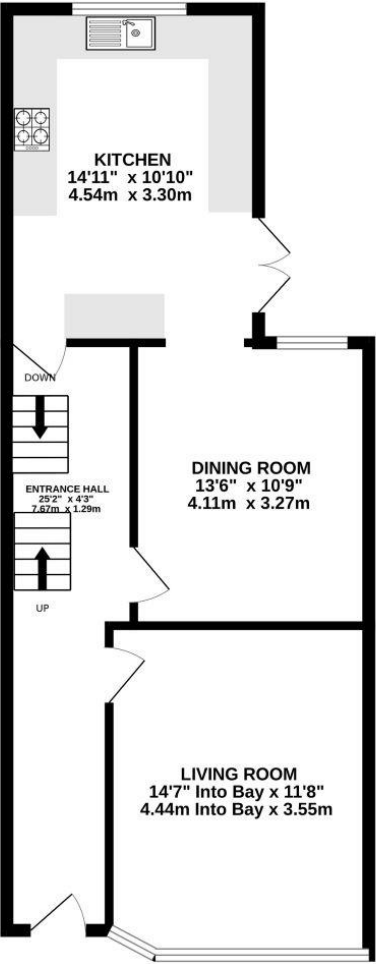
No

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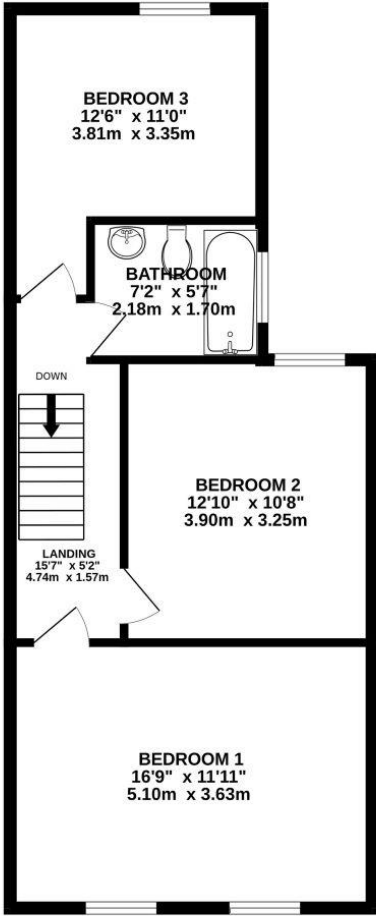
BASEMENT LEVEL
205 sq.ft. (19.1 sq.m.) approx.



GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.





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