



**GASCOIGNE  
HALMAN**

Brixton Avenue, West Didsbury  
**£600,000.00**

THE AREA'S LEADING ESTATE AGENCY







A stylish period terrace property boasting immaculate and tasteful accommodation over three floors. Situated only moments from West Didsbury's fashionable Burton Road with its array of boutiques, bars, restaurants and local Metrolink. Two beautifully presented reception rooms, modern fitted kitchen with central island, four good sized bedrooms, contemporary fitted bathroom, delightful south east facing rear garden and located on a quiet cul-de sac location. No vendor chain.

## Property details

- A Stylish Period Terrace Property Over Three Floors
- Measuring a Healthy 1726 sq ft Moments From the Fashionable Burton Road
- Stunning Open Plan Sitting/Dining Room and a Modern Breakfast Kitchen with Attractive Central Island
- Welcoming Entrance Hallway and Bay Fronted Living Room
- Four Good Sized Bedrooms and a Fitted Modern Family Four Piece Bathroom
- Walled Garden Frontage and a South Easterly Facing Rear Garden
- No Vendor Chain





## About this property

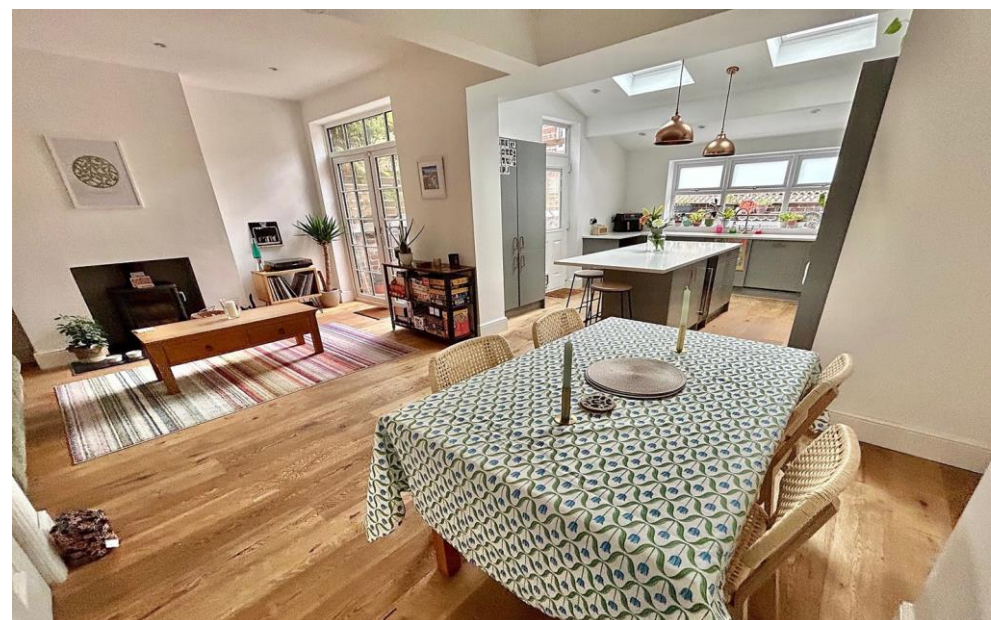
We are delighted to introduce this stunning period property located in a highly sought after cul-de-sac just moments from Burton Road and excellent transport links.

Internally the property offers a healthy 1726 sq ft of extended accommodation over three floors with newly refurbished wooden floors and comprises; welcoming entrance hallway with useful under stairs storage cupboard, delightful bay fronted front living room with a feature fireplace, separate sitting/dining room with double doors giving access to the rear garden and a large refitted modern kitchen with central island, integrated appliances and door access to the rear garden.

To the first floor there are three good sized bedrooms including a large master bedroom with attractive bay window and feature fireplace, another double bedroom and a further single bedroom. A fitted stylish four piece bathroom serves all three bedrooms.

To the second floor there is a further spacious double bedroom with a useful storage cupboard.

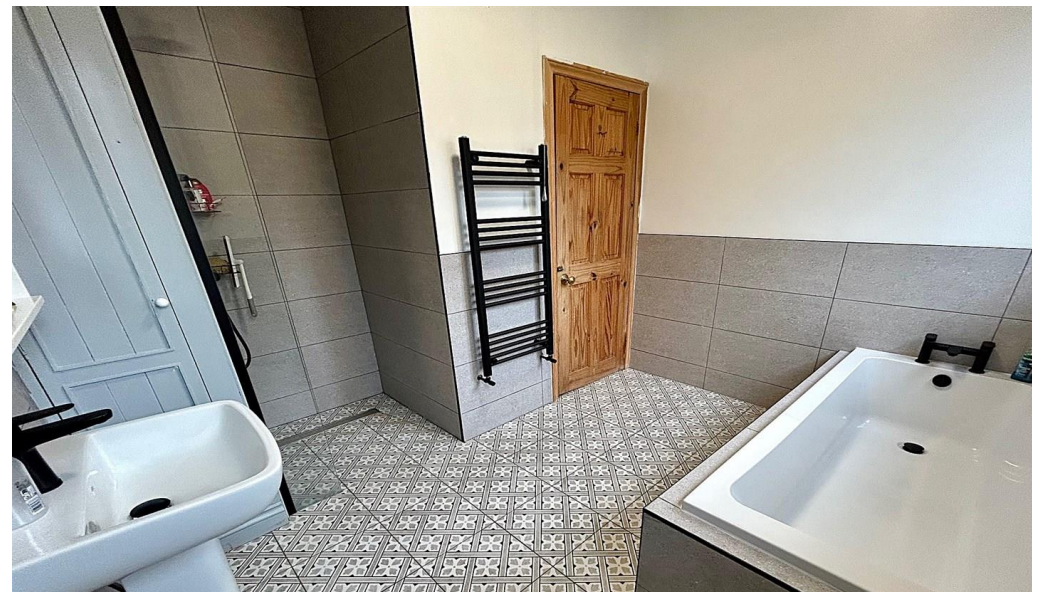
Externally there is an attractive walled frontage, whilst to the rear there is a charming south east facing garden which enjoys the afternoon and evening sunshine with walled boundaries.

















## DIRECTIONS

M20 1JF

## 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.

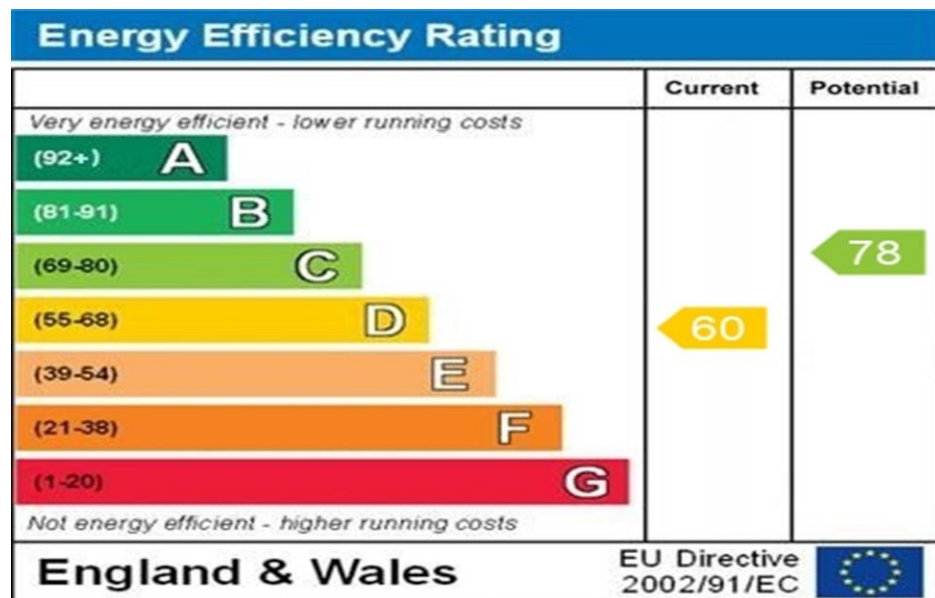
## LOCAL AUTHORITY

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

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

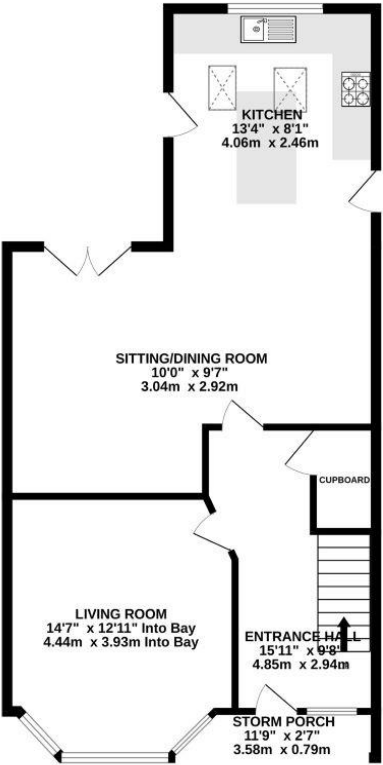
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

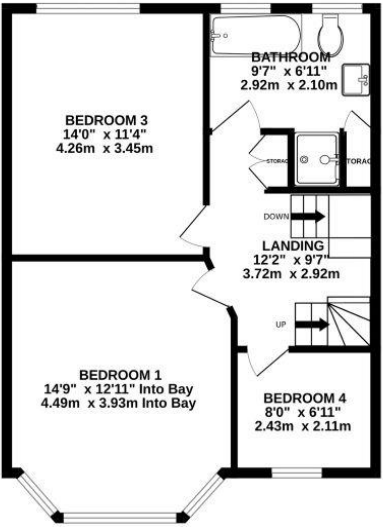
NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (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.



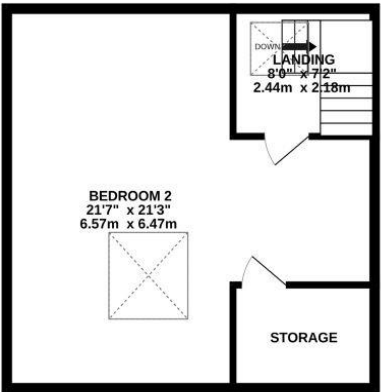
GROUND FLOOR  
749 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



2ND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1757 sq.ft. (163.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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