



**GASCOIGNE  
HALMAN**

The Beeches Mews, West Didsbury  
**£450,000.00**

THE AREA'S LEADING ESTATE AGENCY







A modern and spacious town house, positioned within an enviable position in West Didsbury on a quiet cul-de-sac location and only a short walk away from Burton Road with its array of bars, restaurants and excellent transport links. Measuring a highly impressive 1251 SQ FT over three floors of accommodation whilst boasting well presented and stylish fittings throughout. Off road parking to the front and an enclosed and private South Easterly facing garden.

## Property details

- A Modern and Spacious Townhouse Positioned on a Quiet Cul-De-Sac
- Measuring an Impressive 1251 SQ FT Over Three Floors
- Light and Airy Dining Room, Large Living Room and Modern Fitted Kitchen
- Three Good Sized Double Bedrooms and a Stylish Four Piece Bathroom Suite
- Off Road Parking and a Private Rear South Easterly Facing Garden
- Close to Burton Road with its Array of Bars, Restaurants and Excellent Transport Links





## About this property

Internally the property comprises of a welcoming entrance hallway with useful storage cupboards and a downstairs W/C. A large light and airy dining room which overlooks the front of the property, whilst to the rear there is a modern fitted kitchen with integrated appliances and french doors which leads out to the rear garden.

To the first floor there is a good-sized double bedroom. A generous living room with dual aspect windows and tree lined views.

To the second floor there are two further good-sized double bedrooms. A stylish four piece bathroom suite serves all bedrooms.

Externally the property is located on a quiet cul-de-sac and there is off road parking to the front of the property. To the rear there is a decked and private South Easterly facing garden.

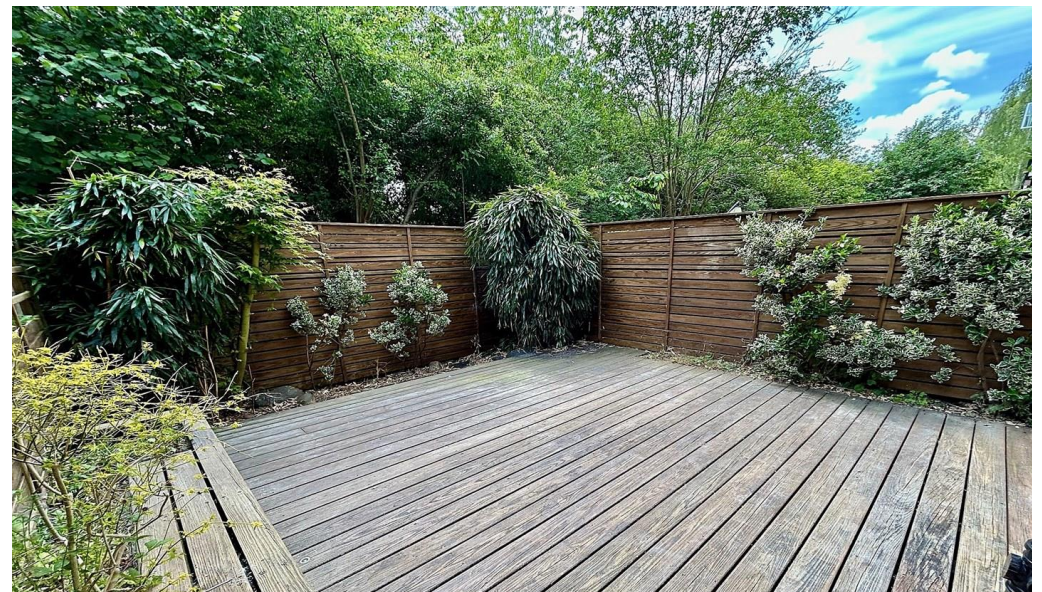
There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either 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 Lapwing Lane will provide easier access into Manchester City Centre and the Media City.















## DIRECTIONS

M20 2PF

## COUNCIL TAX BAND

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## TENURE

Leasehold

## SERVICES (NOT TESTED)

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

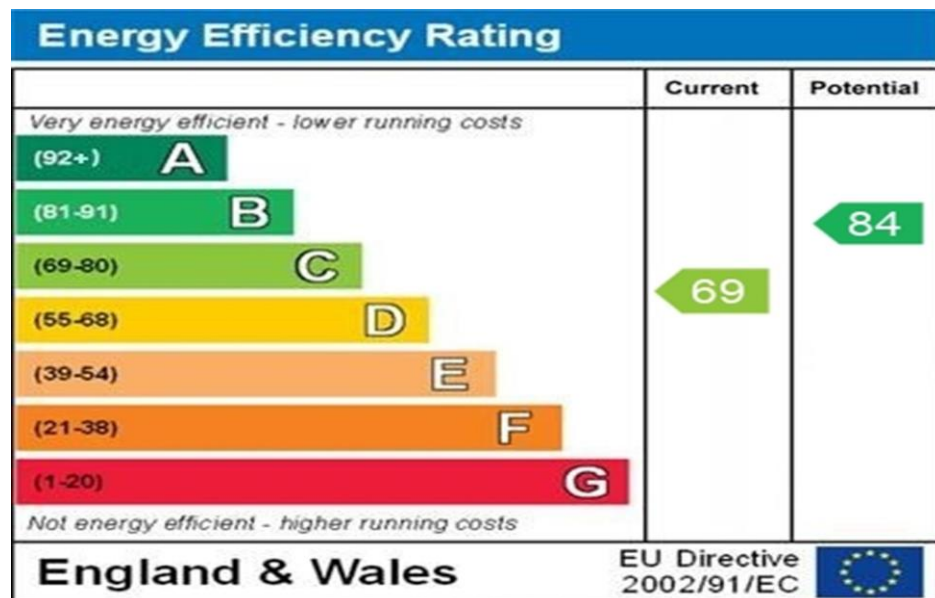
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



WWW.EPC4U.COM

## PRIMARY SOURCE OF HEATING

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

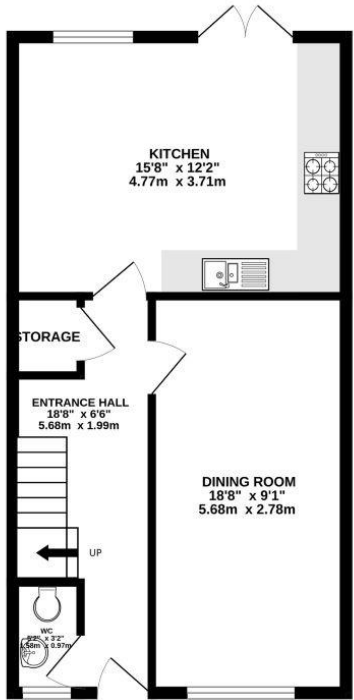
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

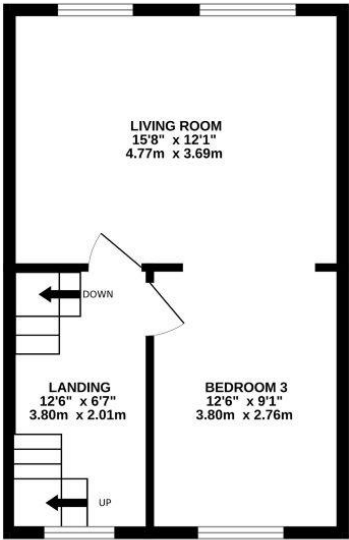
NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;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



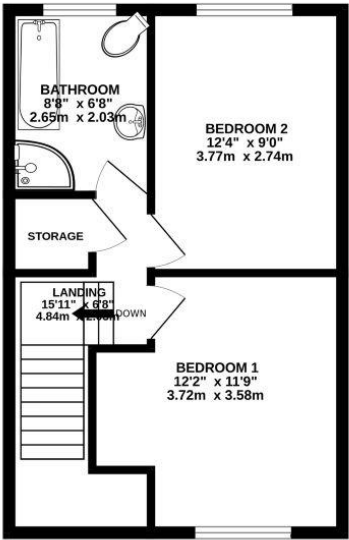
GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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0161 445 7474 [didsbury@gascoignehalman.co.uk](mailto:didsbury@gascoignehalman.co.uk)  
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

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