



**GASCOIGNE
HALMAN**

Disley Avenue, West Didsbury
£450,000.00

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented Victorian terrace boasting stylish and immaculate presentation throughout situated on a quiet and leafy cul-de-sac moments from the vibrant Burton Road in the heart of West Didsbury. Two large reception rooms, modern fitted kitchen, three good sized double bedrooms, contemporary three piece bathroom and a Westerly facing garden that enjoys the afternoon and evening sunshine.

Property details

- A Well Presented and Spacious Period Mid Terrace Property
- Bay Fronted Living Room, Large Dining Room and Modern Fitted Kitchen
- Three Good Sized Bedrooms and a Three Piece Contemporary Bathroom Suite
- Attractive Frontage and Westerly Facing Private Garden
- Quiet Leafy and Convenient Location Moments From Burton Road
- Must Be Viewed To Appreciate the Accommodation On Offer



About this property

The property enjoys immaculate presentation throughout and comprises internally; welcoming entrance hallway, spacious front living room with feature fireplace and attractive bay-window, separate large dining room which leads to a good-size modern kitchen, the kitchen also offers access to the rear garden.

To the first floor there are three double bedrooms with the principle bedroom being particularly large in size and a feature fireplace, as does bedroom two. A contemporary three piece bathroom suite serves all three bedrooms.

Externally to the front the property has a private frontage whilst to the rear there is a Westerly facing garden with tiled patio and decked area with a walled boundary which enjoys the afternoon and evening sunshine.

Disley Avenue enjoys a superb quiet location situated on a popular leafy cul-de-sac only moments from Cavendish park, the popular Burton road with its array of boutiques, bars and restaurants as well as only a short walk to the local Metrolink for the commuter. Easy access to Manchester city centre.

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 1JU

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.

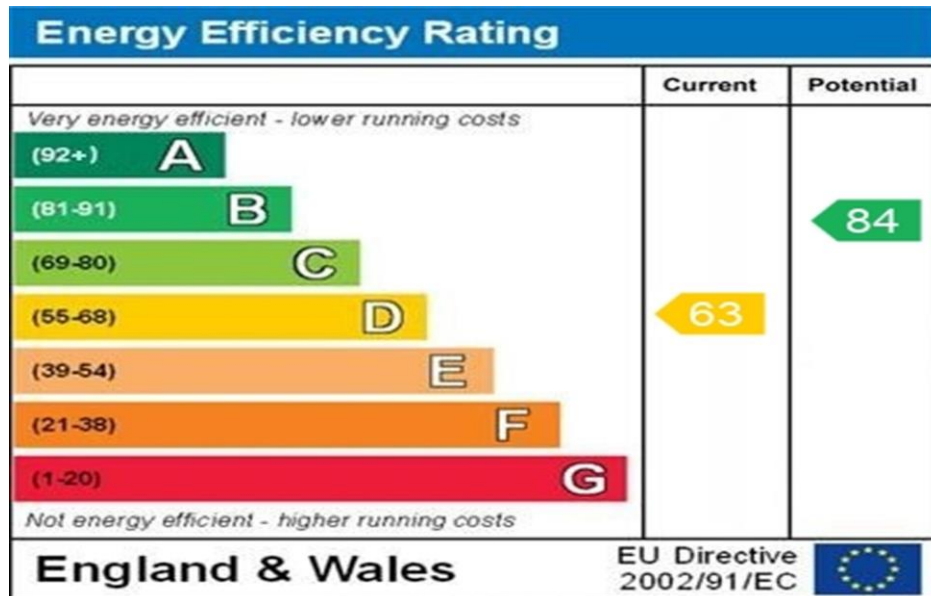
LOCAL AUTHORITY

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 the premises

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

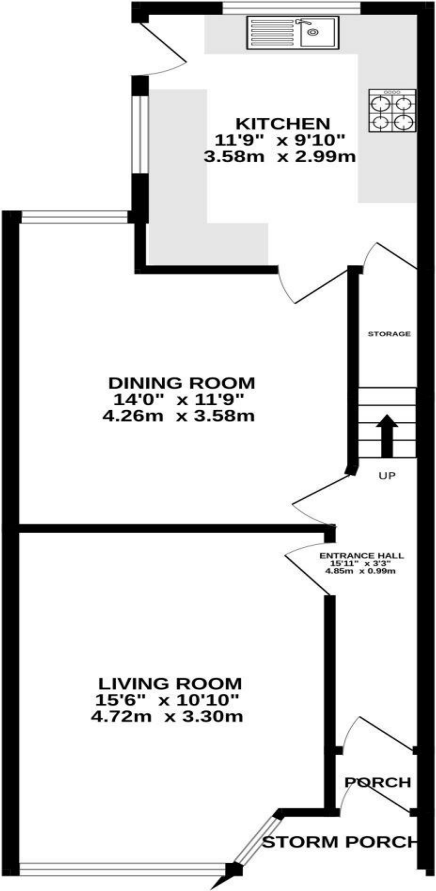
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

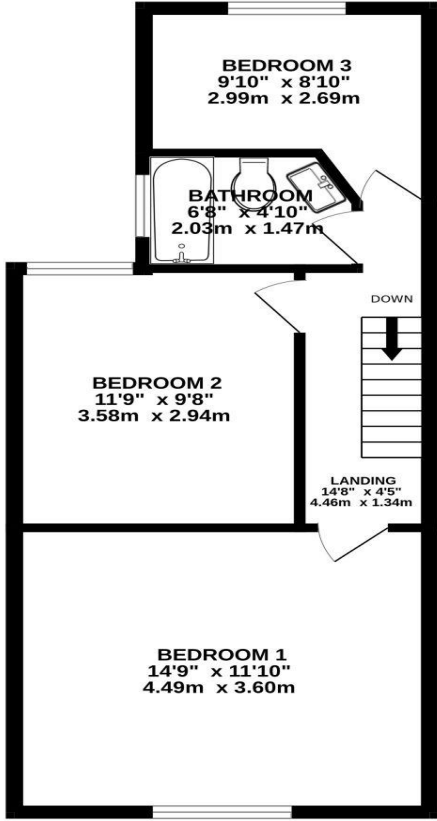
No

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
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



THE AREA'S LEADING ESTATE AGENCY

0161 445 7474 didsbury@gascoignehalman.co.uk
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

6RN