



**GASCOIGNE
HALMAN**

Tenby Avenue, West Didsbury
£525,000.00

THE AREA'S LEADING ESTATE AGENCY



An impressive 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 two floors. The accommodation offers light and airy accommodation whilst benefiting from a peaceful and private location and must be viewed to appreciate the high standard and finish throughout. Superb South facing garden and resident parking.

Property details

- An Impressive and Immaculately Presented Period Terrace Property
- Bay Fronted Living Room, Light and Airy Dining Room and Modern Fitted Kitchen
- Three Excellent Sized Double Bedrooms, En Suite Shower Room and a Stylish Three Piece Bathroom
- Excellent Rear South Facing Garden
- Moments From Burton Road with its Array of Bars, Restaurants and Excellent Transport Links
- Must Be Viewed to Appreciate the Accommodation On Offer



About this property

Internally the property comprises:- welcoming entrance hallway with useful under stairs storage cupboards. A bay fronted living room benefiting from plantation shutters and a feature fireplace. A rear dining room with decorative fireplace. To the end of the hallway you are greeted by an extended and modern fitted kitchen with central island and access to the rear garden.

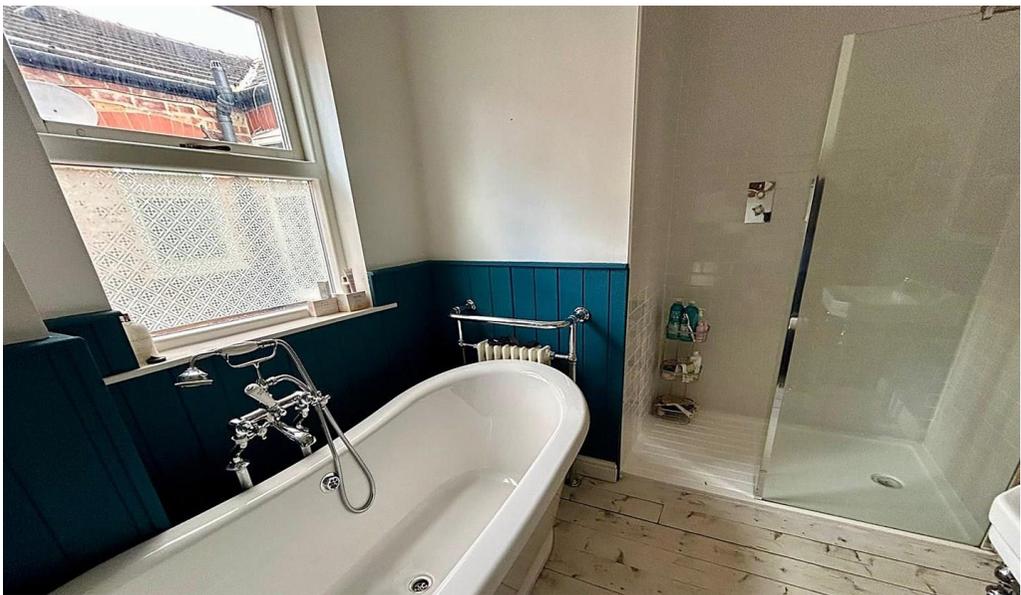
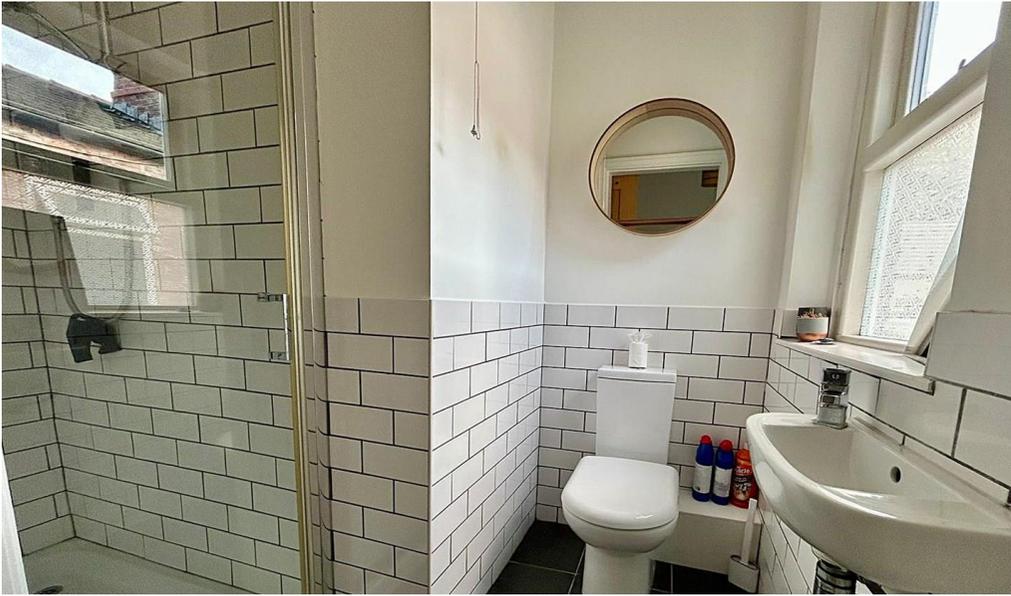
To the first floor there are three excellent sized double bedrooms. The principal bedroom boasts light and airy accommodation with plantation shutters and a further original feature fireplace. Bedroom two benefits from a contemporary en-suite shower room. A stylish and contemporary three piece bathroom serves both other bedrooms.

Externally the property offers a charming rear South facing garden, with walled boundaries.

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 3DU

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.

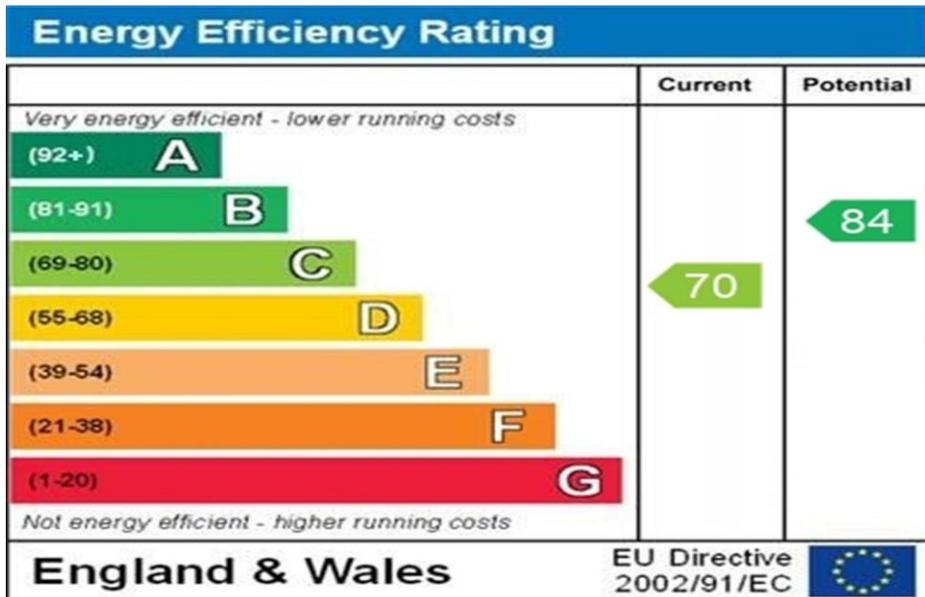
LOCAL AUTHORITY

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?

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

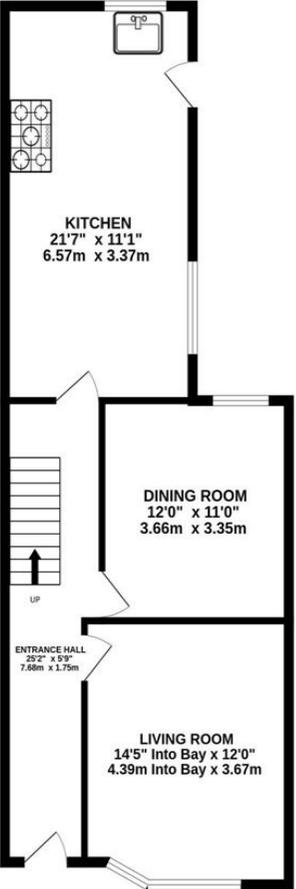
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

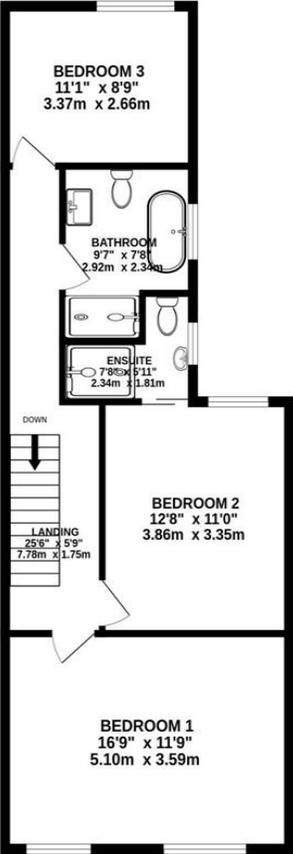
No

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
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.





THE AREA'S LEADING ESTATE AGENCY

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

6RN