



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Matlock Avenue, West Didsbury
£500,000.00



A stylish and beautifully presented period terraced property only moments from Burton Road with its array of independent shops, bars, restaurants, on a popular and quiet cul-de-sac. Boasting immaculate interior, this property is sure to impress and is ideal for a wide range of buyers.

Property details

- A Stylish and Beautifully Presented Period Terrace Property on a Popular and Quiet Cul-De-Sac
- Welcoming Entrance Hallway, Open Plan Living/Dining Room and a Modern Fitted Kitchen
- Three Bedrooms, Two Large Double Bedrooms and a Contemporary Family Bathroom
- Gated Garden Frontage and a Delightful West Facing Rear Garden
- Internal Viewing Highly Recommended to Appreciate the Accommodation on Offer
- Moments from Burton Road, Reputable Schools and The Local Metrolink Station



About this property

Internally the property offers immaculate presentation throughout and comprises; welcoming entrance hallway, open-plan living dining room with attractive bay-window, feature fireplace, authentic wooden flooring, appealing plantation shutters and bi-folding doors to separate the rooms. A light and airy modern fitted kitchen with breakfast bar and French doors leading to the rear garden, completes the ground floor accommodation.

To the first floor there are three bedrooms with the primary boasting a range of fitted wardrobes and plantation shutters. Bedroom two also boasts a built in wardrobe. A fitted three piece contemporary bathroom serves all three bedrooms.

Externally there is a gated frontage whilst to the rear there is a delightful good-size West facing garden which enjoys the afternoon and evening sunshine.

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 1JS

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.

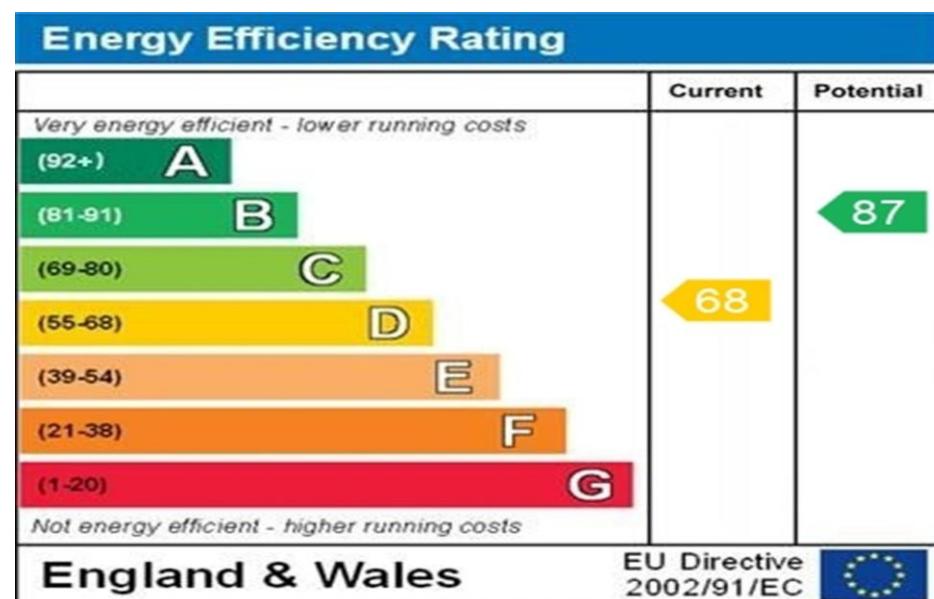
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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

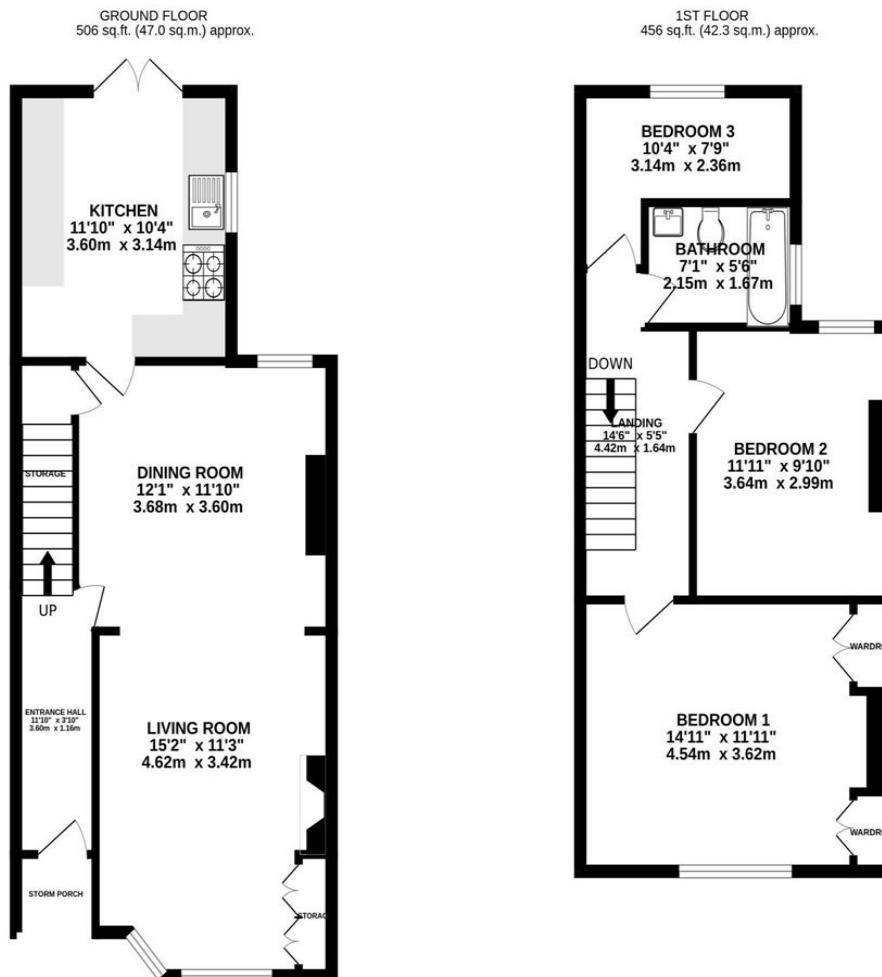
SOURCES OF FLOODING

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.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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