



**GASCOIGNE  
HALMAN**

Matlock Avenue, West Didsbury  
**£500,000.00**

THE AREA'S LEADING ESTATE AGENCY







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

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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.

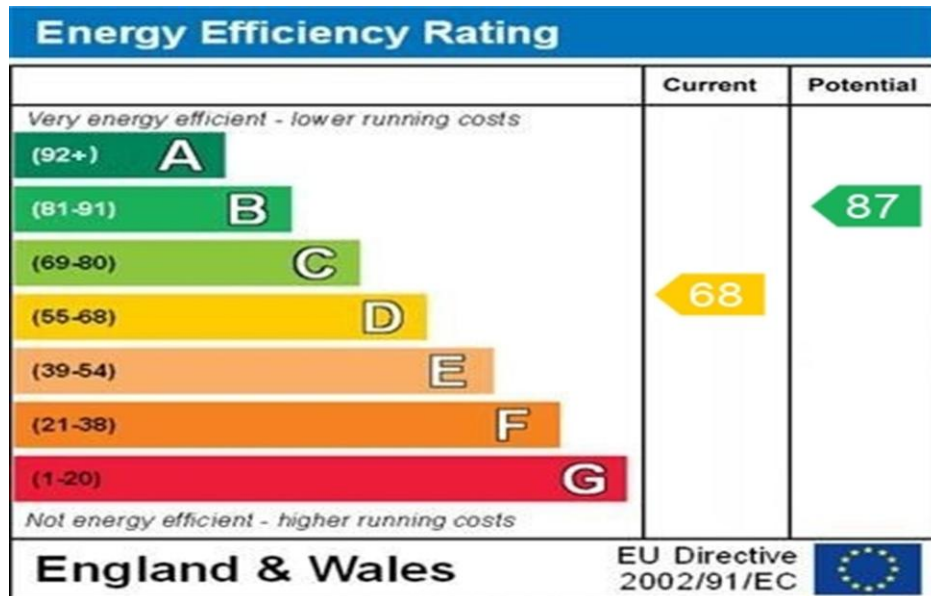
## LOCAL AUTHORITY

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 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

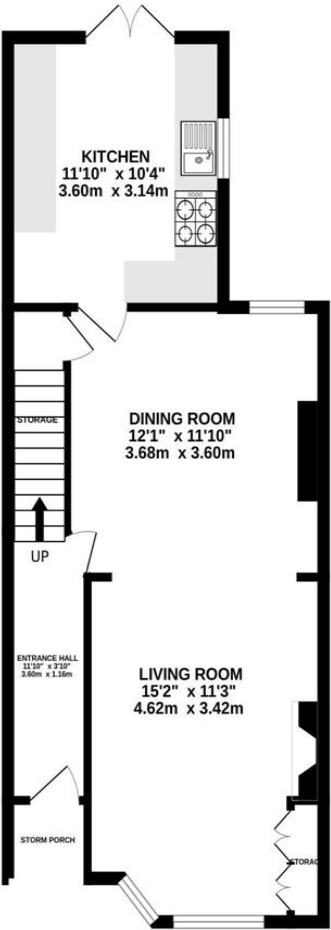
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

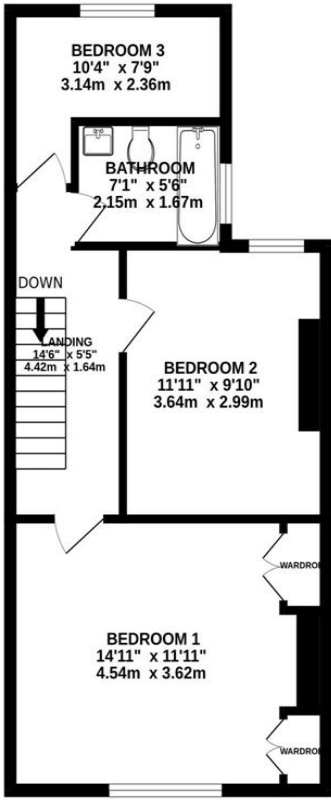
No

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GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



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