



**GASCOIGNE
HALMAN**

Tintern Avenue, West Didsbury
£550,000

THE AREA'S LEADING ESTATE AGENCY



A stunning, light and airy Victorian mid terrace property with immaculately presented accommodation over three floors. Boasting an abundance of original features such as attractive stain glass windows, high ceilings, feature fireplaces and bay fronted windows. Measuring a highly impressive 1206 SQ FT and situated only moments from Burton Road with its array of independent shops, bars, restaurants and excellent transport links such as the Metrolink.

Property details

- A Stunning and Immaculately Presented Victorian Mid Terrace Property
- Measuring a Highly Impressive 1206 SQ FT Over Three Floors
- Bay Fronted Living Room and Modern Open Plan Dining/Family Kitchen
- Three Good Sized Bedrooms and a Designer Three Piece Bathroom Suite
- Attractive Entrance and Rear Courtyard Garden with York Stone Patio
- Located Only Moments from the Ever Popular Burton Road and Excellent Transport Links



About this property

Internally the property comprises: welcoming entrance hallway, a spacious living room which boasts a bay fronted window with stunning original stain glass windows and a feature fireplace. A stylish and modern open plan dining/family kitchen with french doors overlooking the rear garden and access to the lower ground floor.

To the first floor there are three good sized bedrooms. Both bedrooms one and two are particularly large in size and both benefit from feature fireplaces and an array of natural light. A recently refitted designer three-piece bathroom suite, serves all three bedrooms.

To the lower ground floor there is a good-sized bay fronted reception room which could be used as an office/study or a further bedroom. A fitted utility room and W/C complete the lower ground floor.

Externally to the front there is a walled entrance. To the rear there is a rear garden with walled boundaries, York Stone patio and access to a communal alleyway.

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 Burton Road will provide easier access into Manchester City Centre and the Media City.











DIRECTIONS

M20 2LE

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.

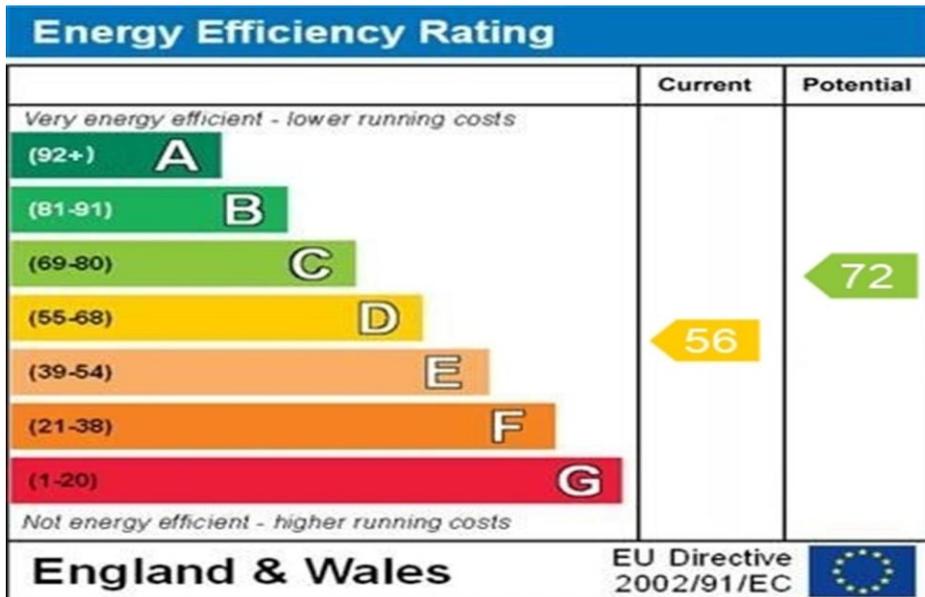
LOCAL AUTHORITY

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

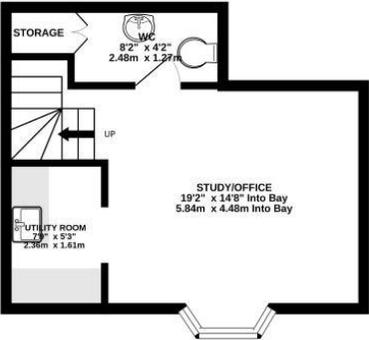
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

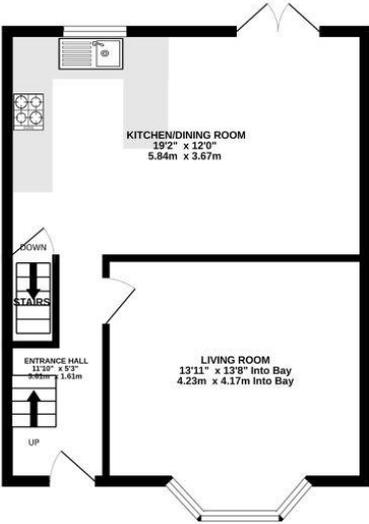
No

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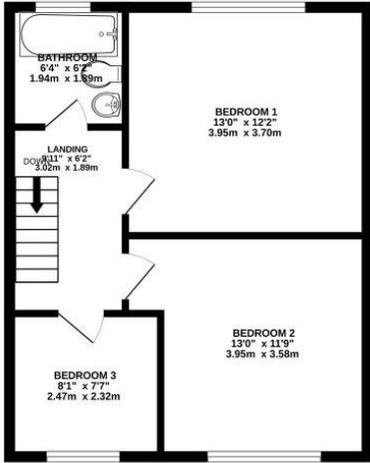
BASEMENT LEVEL
281 sq.ft. (26.1 sq.m.) approx.



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



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



TOTAL FLOOR AREA : 1206 sq.ft. (112.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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