



**GASCOIGNE
HALMAN**

Leamington Avenue, West Didsbury
£525,000.00

THE AREA'S LEADING ESTATE AGENCY



An opportunity to own a large Victorian terrace in the highly desirable West Didsbury. Whilst requiring renovating and refurbishment, it gives bags of potential and a great opportunity for any buyer to put their own stamp on the property. Situated on a sought after quiet cul-de-sac moments from the vibrant Burton Road area of West Didsbury. The property boasts an abundance of original features and offers two large reception rooms, fitted breakfast kitchen, four double bedrooms, bathroom, useful cellars and a paved private garden with access to a communal croft. Offered to the market with No Vendor Chain.

Property details

- A Spacious Victorian Terrace Property
- Requiring Modernisation and Renovation Throughout
- Offering an Array of Period Features
- Measuring an Impressive 1512 SQ FT
- Located Only Moments From Burton Road and Excellent Transport Links
- Offered To The Market With No Vendor Chain



About this property

Internally the accommodation comprises: welcoming entrance hallway, front living room with fireplace with charming stained glass windows, separate dining room with a further fireplace. A fitted kitchen which provides access to both the rear garden and stairs to the cellars completes the ground floor.

To the first floor there are three good sized double bedrooms and a fitted bathroom. The second floor offers a further bedroom, which can be extended (STPP).

Externally the property enjoys a walled frontage and garden, whilst to the rear there is a private garden with walled boundaries and access to a communal croft.

The property enjoys a convenient and sought after location on a quiet cul-de-sac only seconds from Burton Road with its array of boutiques, bars and restaurants.

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 2WQ

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.

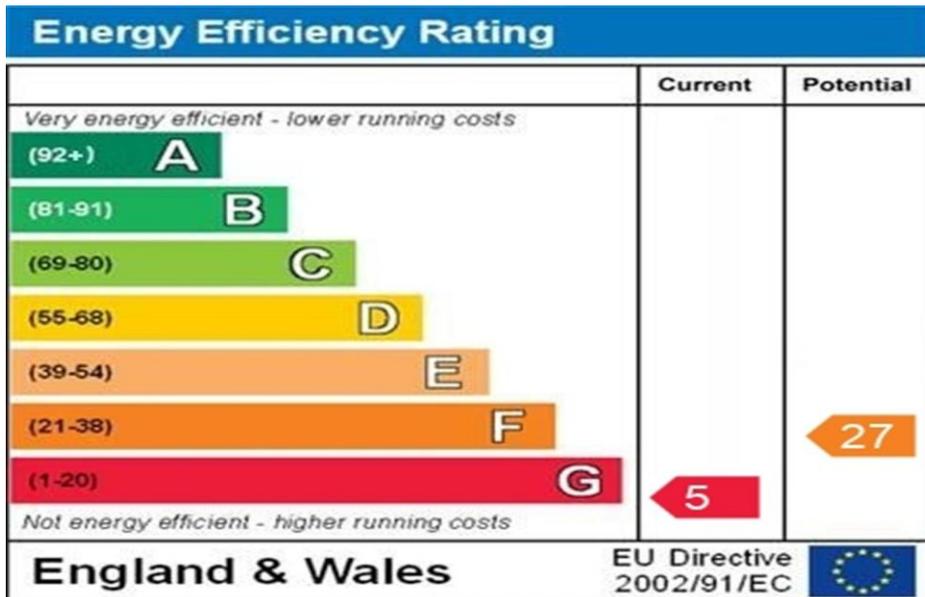
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

None

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.



THE AREA'S LEADING ESTATE AGENCY

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

6RN