



**GASCOIGNE
HALMAN**

Walsingham Avenue, West Didsbury
**Offers in Excess of
£600,000**

THE AREA'S LEADING ESTATE AGENCY



A truly stunning Victorian mansion terrace boasting stylish and spacious (1883 Sq Ft) accommodation over four floors with two spacious reception rooms, modern fitted kitchen, two contemporary bathrooms, four good sized double bedrooms, useful cellars and a delightful private rear garden. Ideally situated on a quiet and popular cul-de-sac moments from the vibrant Burton Road with its array of boutiques, bars and restaurants as well as the local Metrolink for the commuter.

Property details

- A Truly Stunning Victorian Mansion Terrace With Accommodation Over Four Floors
- Offering A Wealth Of Attractive Period Features Combined With Modern Comforts
- Two Reception Rooms And A Modern Fitted Kitchen
- Four Spacious Double Bedrooms And Two Contemporary Bathrooms
- Delightful Rear Garden And Set Within A Cul-De-Sac
- Excellent Location Close To Local Amenities, Schools And Transport Links



About this property

Boasting a healthy 1843 Sq Ft, the property offers a wealth of attractive period features combined with modern comforts and comprises internally; welcoming entrance hallway with wooden flooring, stylish living room with feature fireplace and beautiful period feature bay- window, separate dining room and a modern refitted kitchen with French doors opening to the rear garden.

To the first floor there are two large double bedrooms, generous family shower room serves all three bedrooms and completes the first floor accommodation. To the second floor there is a large double bedroom with extensive eaves storage and a contemporary en-suite shower room. The property also comes with a useful part converted cellar which is access via the main hallway.

Externally to the front there is beautiful period elevations whilst to the rear there is a delightful private garden with fenced boundaries. The property enjoys a sought after location on a quiet cul-de-sac moments from Burton Road and excellent transport links.

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 2XG

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.

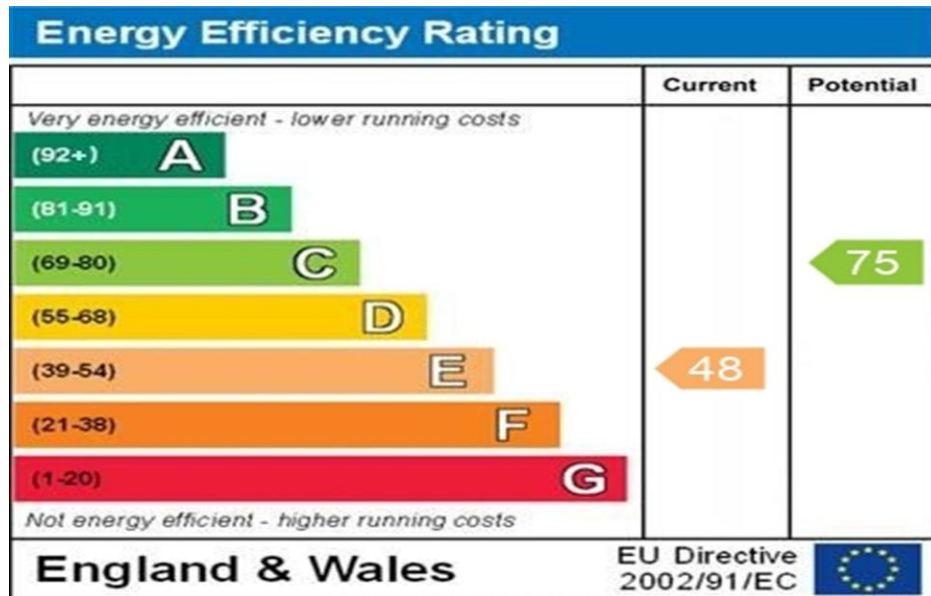
LOCAL AUTHORITY

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

Cable

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

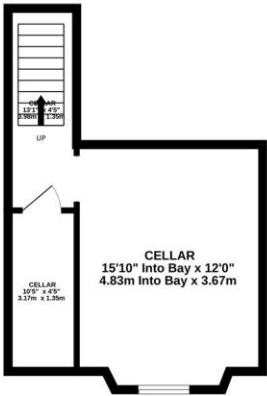
Ask Agent

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.

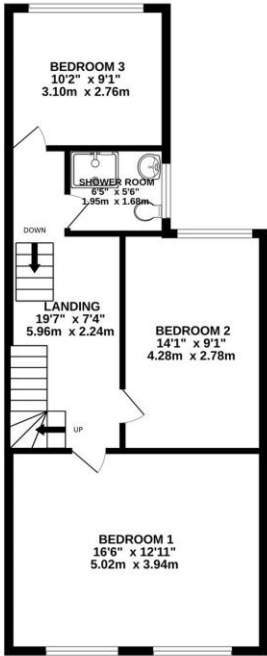
BASEMENT
289 sq.ft. (26.9 sq.m.) approx.



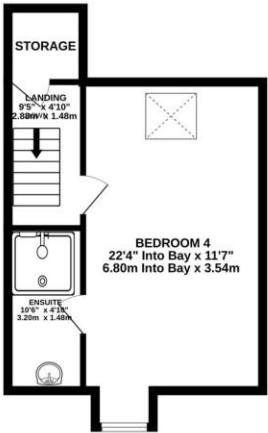
GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



2ND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 1843 sq.ft. (171.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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