



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

The Beeches Mews, West Didsbury
£450,000.00



A modern and spacious town house, positioned within an enviable position in West Didsbury on a quiet cul-de-sac location and only a short walk away from Burton Road with its array of bars, restaurants and excellent transport links.

Measuring a highly impressive 1251 SQ FT over three floors of accommodation whilst boasting well presented and stylish fittings throughout. Off road parking to the front and an enclosed and private South Easterly facing garden.

Property details

- A Modern and Spacious Townhouse Positioned on a Quiet Cul-De-Sac
- Measuring an Impressive 1251 SQ FT Over Three Floors
- Light and Airy Dining Room, Large Living Room and Modern Fitted Kitchen
- Three Good Sized Double Bedrooms and a Stylish Four Piece Bathroom Suite
- Off Road Parking and a Private Rear South Easterly Facing Garden
- Close to Burton Road with its Array of Bars, Restaurants and Excellent Transport Links



About this property

Internally the property comprises of a welcoming entrance hallway with useful storage cupboards and a downstairs W/C. A large light and airy dining room which overlooks the front of the property, whilst to the rear there is a modern fitted kitchen with integrated appliances and french doors which leads out to the rear garden.

To the first floor there is a good-sized double bedroom. A generous living room with dual aspect windows and tree lined views.

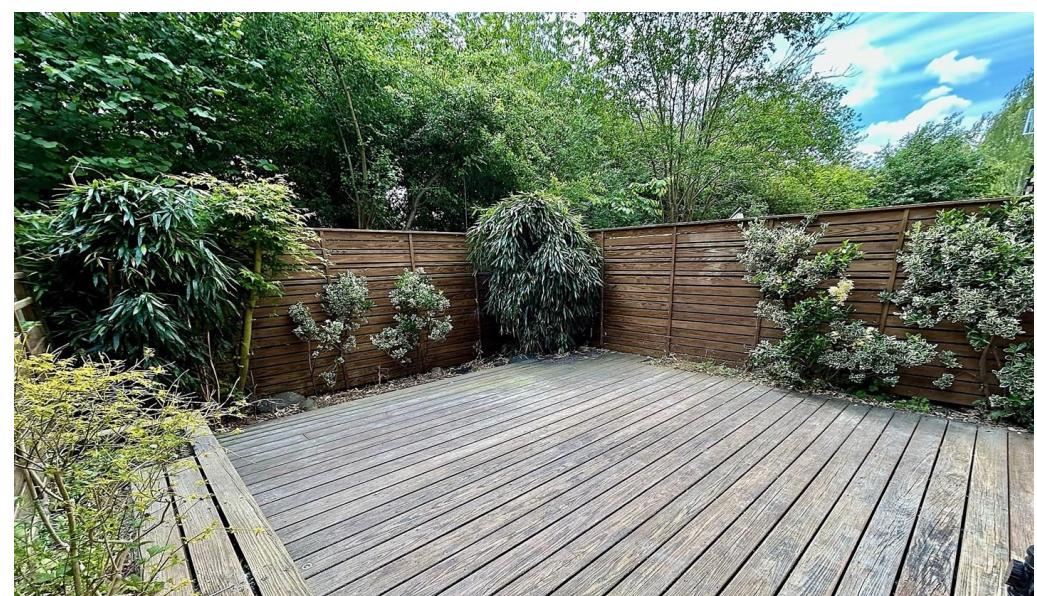
To the second floor there are two further good-sized double bedrooms. A stylish four piece bathroom suite serves all bedrooms.

Externally the property is located on a quiet cul-de-sac and there is off road parking to the front of the property. To the rear there is a decked and private South Easterly facing garden.

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 2PF

COUNCIL TAX BAND

D

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

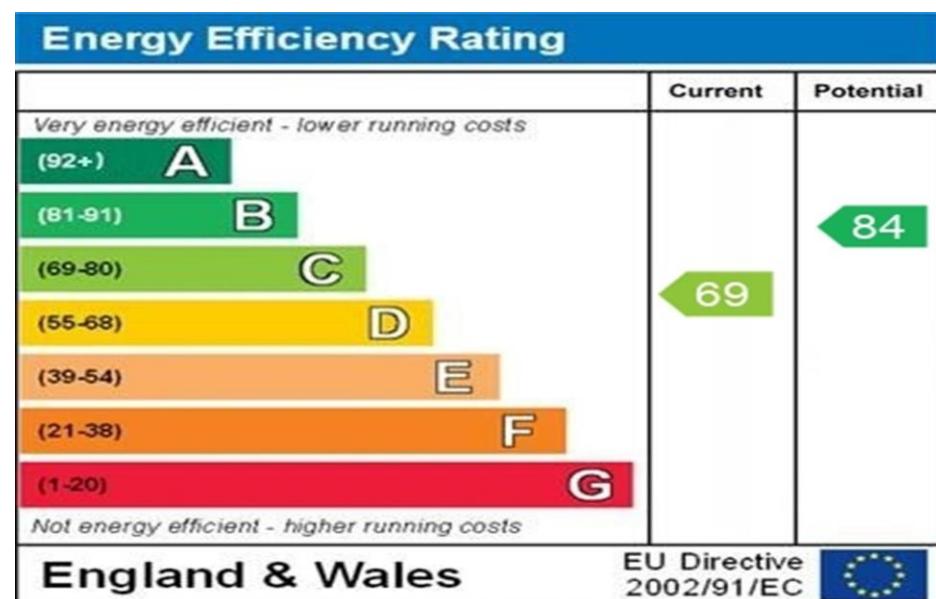
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

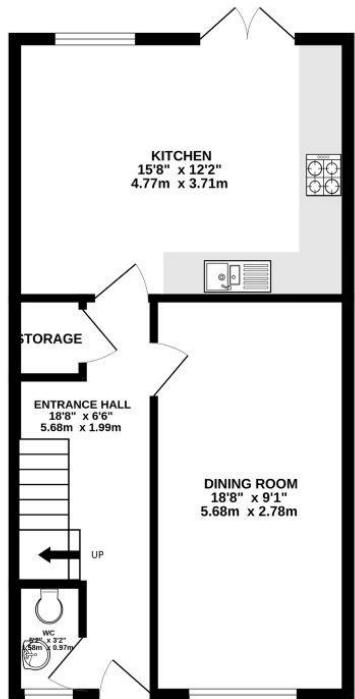
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

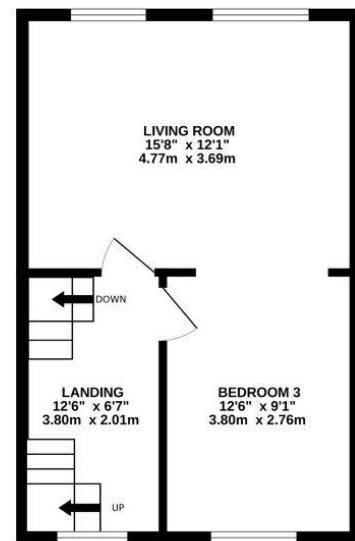
Ask Agent

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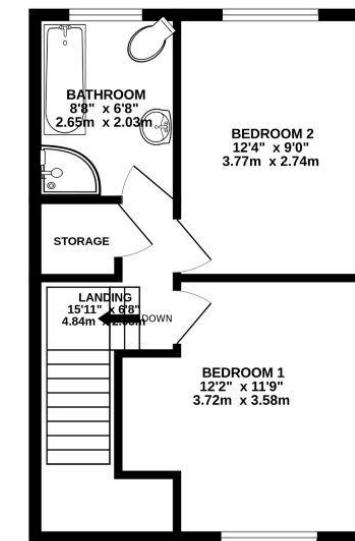
GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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