



**GASCOIGNE  
HALMAN**

Bottesford Avenue, West Didsbury  
**£600,000.00**

THE AREA'S LEADING ESTATE AGENCY



This beautifully presented three double bedroom, bay-fronted, dual aspect end terrace property effortlessly blends charming period features with modern living. Having been refurbished by the current owners and boasting spacious and versatile accommodation throughout, this home is ideal for families and professionals alike. Located in the heart of West Didsbury and moments away from the ever popular Burton Road with its array of independent shops, bars, restaurants and excellent transport links. Off road parking via a dropped kerb..

## Property details

- A Spectacular Period End Terrace Property
- Retaining a Wealth of Features with a Charming Modern Twist
- Measuring a Highly Impressive SQ FT Over Three Floors
- Dual Aspect, Bay Fronted Living Room and a Stunning Open Plan Dining Kitchen
- Three Good Sized Double Bedrooms and a Stylish Three Piece Bathroom Suite
- Fully Converted Cellar with a Utility Room and Study/Bedroom Four
- Landscaped Rear Garden
- Located in the Heart of West Didsbury, Close to Local Amenities and Excellent Transport Links
- Fully Refurbished by the Current Owners
- Ample Parking to the Front of the Property



## About this property

The ground floor welcomes you with a bright and airy dual aspect, bay-fronted living room, showcasing original character details such as an attractive feature fireplace, followed by a generously sized dining area perfect for entertaining, which opens out to the newly refitted architecturally designed and well-appointed kitchen complete with ample storage and workspace. Stairs lead to the converted basement an excellent additional living space ideal for a home office, cinema room, or gym and a separate utility room/WC.

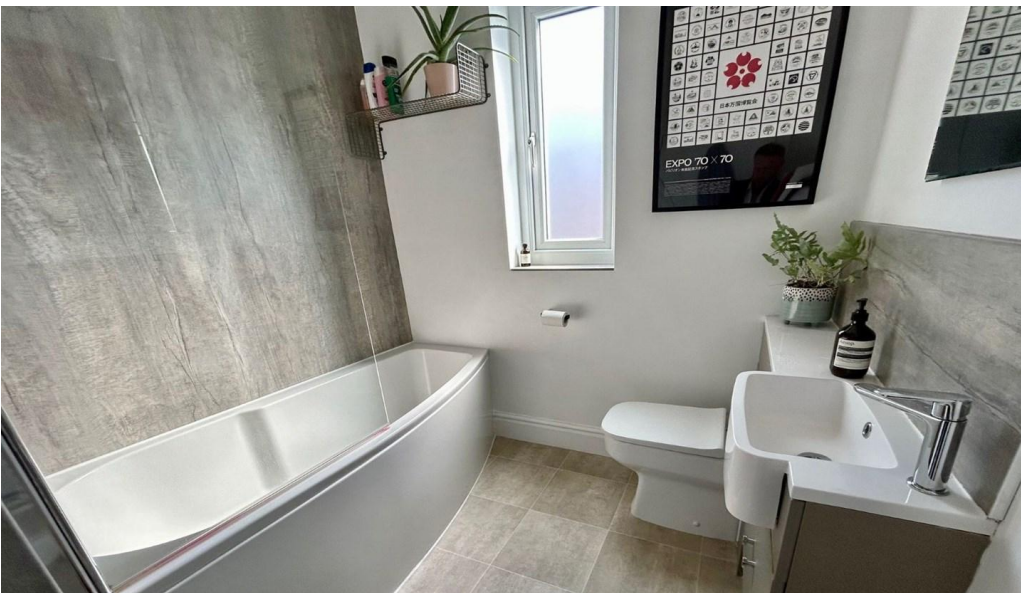
To the first floor, the property comprises three well-proportioned double bedrooms, all tastefully decorated and filled with natural light. A contemporary family bathroom completes the accommodation.

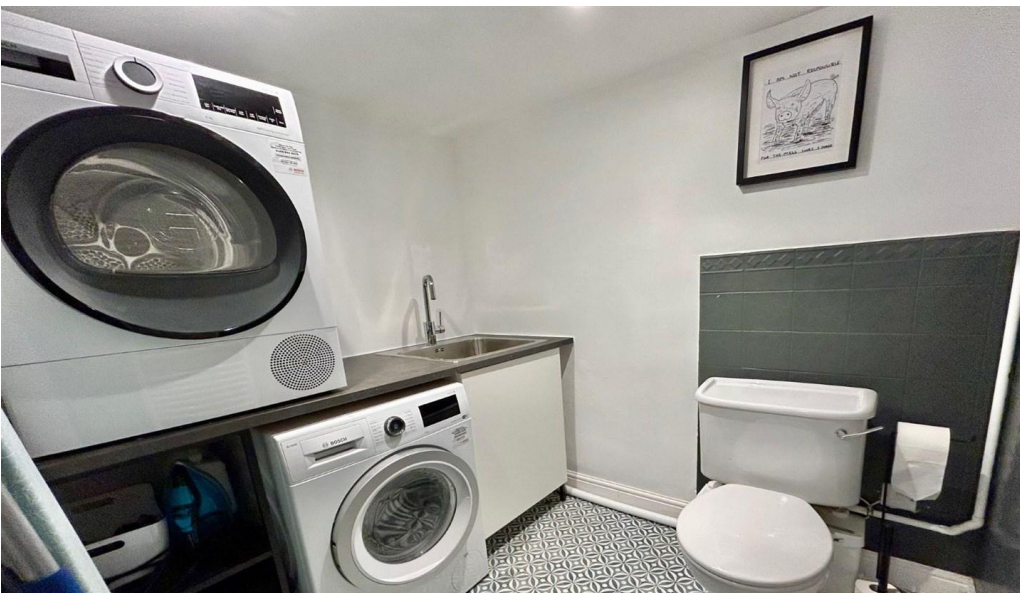
Retaining a wealth of period charm, including high ceilings, decorative cornicing, and original-style features, this end terrace property also benefits from its prominent position.

Externally you approach via a gated entrance, a secure double gate leads to the landscaped garden with walled boundaries and patio throughout which is ideal for entertaining. The property also offers ample parking to the front.











## DIRECTIONS

M20 2LF

## COUNCIL TAX BAND

## TENURE

## SERVICES (NOT TESTED)

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

## LOCAL AUTHORITY

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## 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

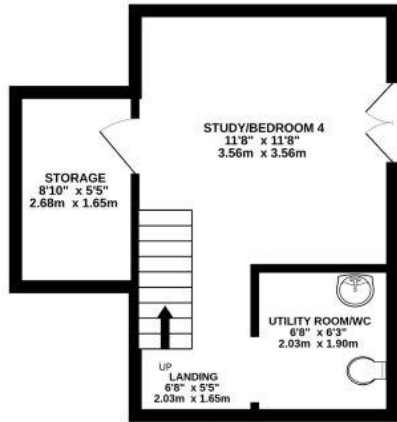
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

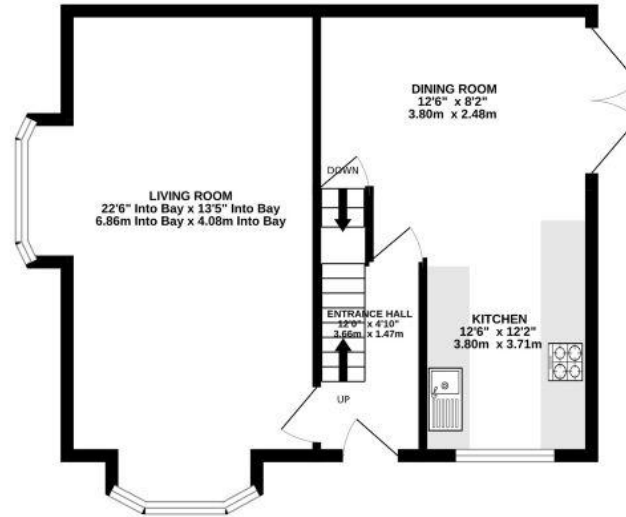
Ask Agent

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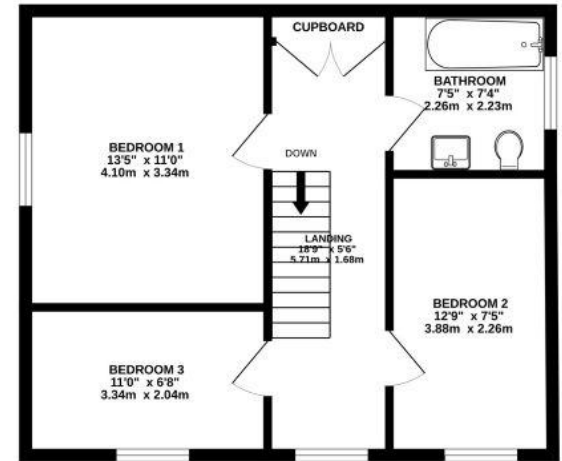
**BASEMENT**  
310 sq.ft. (28.8 sq.m.) approx.



**GROUND FLOOR**  
518 sq.ft. (48.1 sq.m.) approx.



**1ST FLOOR**  
486 sq.ft. (45.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1314sq.ft. (122.1 sq.m.) approx.**

Measurements are approximate. Not to scale. Illustrative purposes only  
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