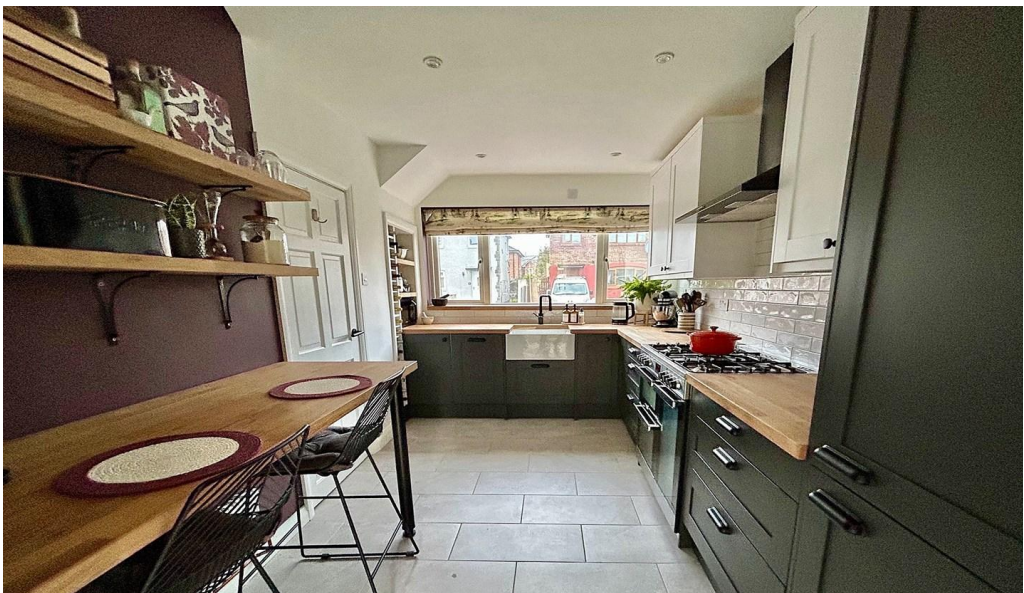




**GASCOIGNE  
HALMAN**

Mouldsworth Avenue, Withington  
**£285,000.00**

THE AREA'S LEADING ESTATE AGENCY



An impressive and stylish three bedroom mid terrace property. Boasting exceptional presentation throughout, having been recently renovated and refurbished by the current owner. Ideally positioned in a highly sought after residential area with off road parking for multiple vehicles and a delightful, landscaped Southerly facing private rear garden. Measuring an impressive 845 SQ FT, this property is ideal for a wide range of buyers and must be viewed to appreciate the accommodation on offer.

## Property details

- A Spacious and Immaculately Presented Mid Terrace Property
- Recently Renovated and Refurbished To Offer Stunning Accommodation
- Living/Dining Room, Modern Fitted Kitchen, downstairs WC and Useful Utility Room
- Three Good Sized Bedrooms and a Designer Three Piece Bathroom Suite
- Off Road Parking for Multiple Vehicles and a Landscaped, Private Southerly Facing Garden
- Located in a Highly Desirable Residential Area, Close to Local Amenities and Excellent Transport Links



## About this property

Internally the property comprises of; an entrance hallway, a light and airy living/dining room. A recently refitted stylish kitchen with an array of integrated appliances and an attractive Belfast sink. A useful utility room with access to the rear garden and a W/C completes the ground floor.

To the first floor there are three good sized bedrooms. The primary bedroom is large in size and boasts built in wardrobes. A designer three-piece bathroom suite, serves all three bedrooms.

Externally to the front there is off road parking for multiple vehicles, to the rear there is a private, landscaped Southerly facing garden.

Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre is located on along Wilmslow Road, offers more than adequate shopping facilities for everyday requirements. Mauldeth Road railway station nearby, provides commuter services to Manchester City centre and Manchester International Airport. Withington is ideally situated for ease of access to both University and hospital complexes at The Christie and Manchester Royal Infirmary. Schools and recreational facilities in the area are good.









## DIRECTIONS

M20 1GR

## COUNCIL TAX BAND

A

## TENURE

Freehold

## SERVICES (NOT TESTED)

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

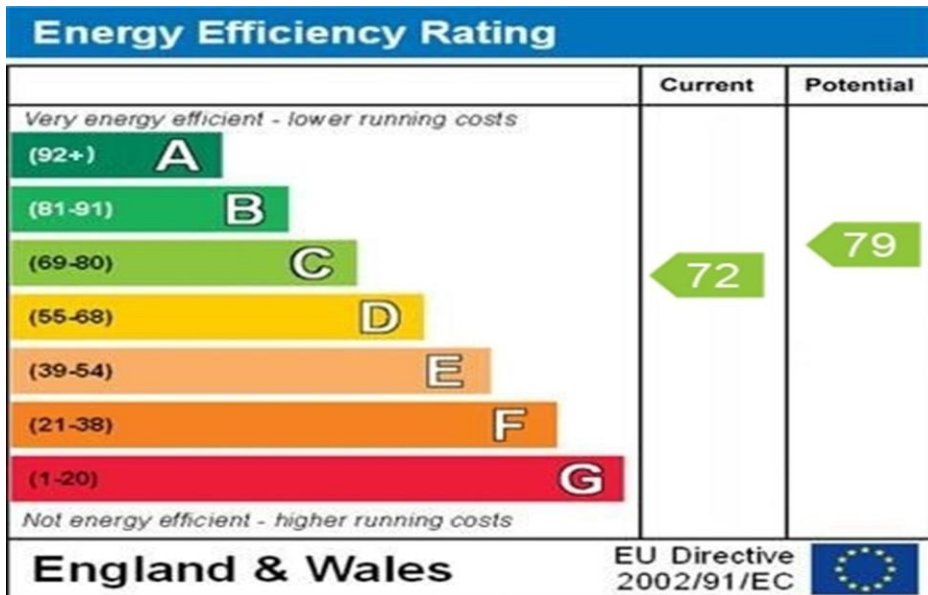
## LOCAL AUTHORITY

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

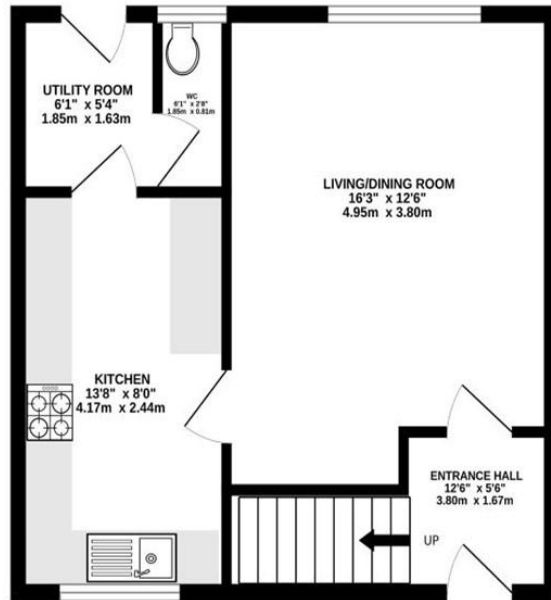
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

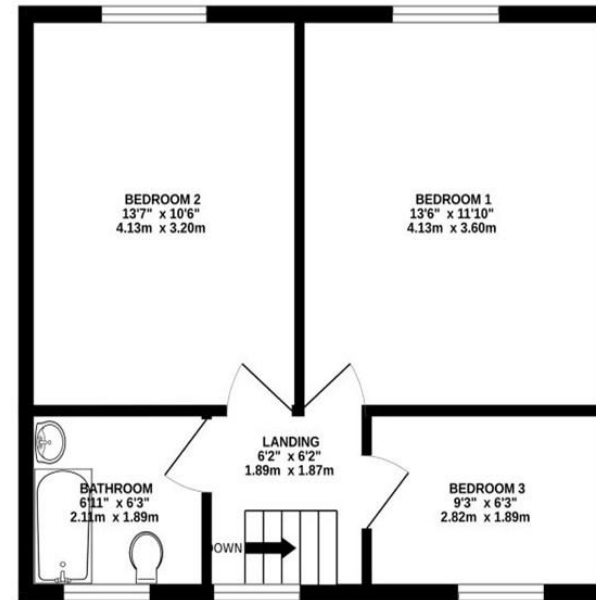
No

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.

GROUND FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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THE AREA'S LEADING ESTATE AGENCY

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