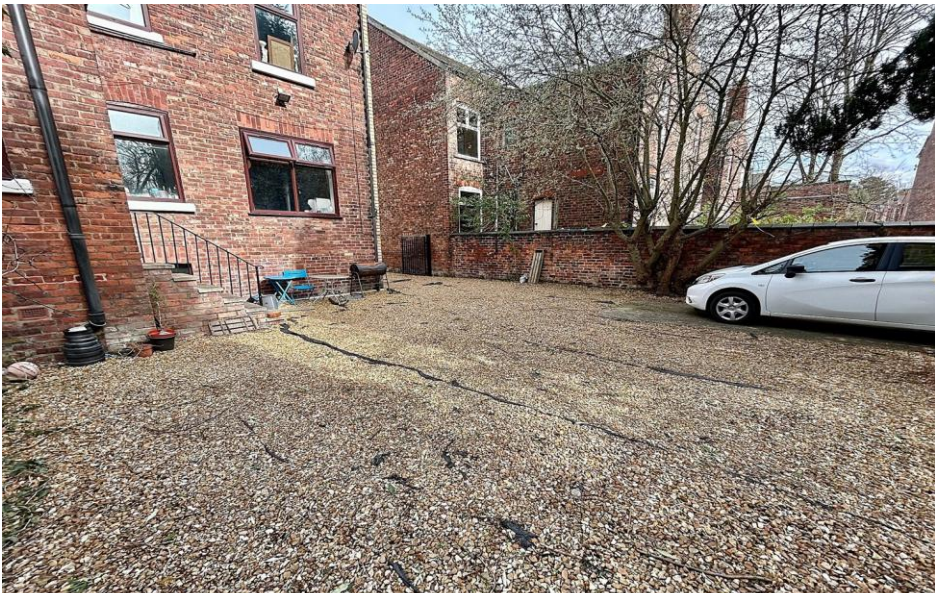




**GASCOIGNE
HALMAN**

Everett Road, West Didsbury
£725,000.00

THE AREA'S LEADING ESTATE AGENCY



A spectacular and immaculately presented bay fronted Edwardian end terrace property which measures a highly attractive 2535 SQFT over four floors. Located only moments from the ever popular Burton Road with its array of bars, restaurants and excellent transport links. Featuring off road parking for multiple cars and a generous rear private Southerly facing garden with walled boundaries. The property is offered to the market with No Vendor Chain and is a unique opportunity for buyers to purchase a spacious and attractive property with an array of period features.

Property details

- A Stunning and Well-Presented Edwardian, Period Semi Detached Property
- Retaining a Wealth of Features and Measuring an Impressive 2535 SQ FT
- Two Large Reception Rooms and a Modern Fitted Dining Kitchen
- Six Spacious Double Bedrooms
- Two Contemporary Bathrooms And Two Modern, Fully Tiled en-suite
- Off Road Parking for Multiple Vehicles and a Generous Rear Garden
- Useful Cellars Which Could be Converted (STPP)
- Only Moments From the Ever Popular Burton Road and Excellent Transport Links
- Offered to the Market with No Vendor Chain

About this property

Internally, the property briefly comprises a welcoming entrance hallway with wooden flooring providing access to the cellars. To the front of the property is a bay-fronted living room featuring a stunning original fireplace, corniced ceilings and picture rail. A spacious dining room at the back of the property, currently being used as a bedroom and overlooking the rear garden. Completing the ground floor is a modern dining kitchen with a central island, ideal for family living and entertaining.

To the first floor are three generous double bedrooms. The principal bedroom is particularly spacious and benefits from a bay-fronted window and feature fireplace. The floor is served by a stylish three-piece contemporary bathroom and a modern three-piece shower room. One of the rear bedrooms also benefits from access to a three-piece, fully tiled en-suite shower room.

Completing the impressive internal accommodation, the second floor provides a further two well-proportioned double bedrooms plus a smaller room that could be used for an office or study. The bedroom to the front of the second floor offers a further three-piece contemporary en-suite bathroom.

Externally, the property offers off-road parking for multiple vehicles with side access and a secure gate leading to a private rear garden with walled boundaries. The cellar provides useful storage space and offers excellent potential for conversion, subject to the necessary planning permissions (STPP).

Offered to the market with No Vendor Chain.

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 Stations on Burton Road and Lapwing Lane will provide easier access into Manchester City Centre and Media City.

DIRECTIONS

M20 3EA

COUNCIL TAX BAND

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TENURE

Freehold

SERVICES (NOT TESTED)

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

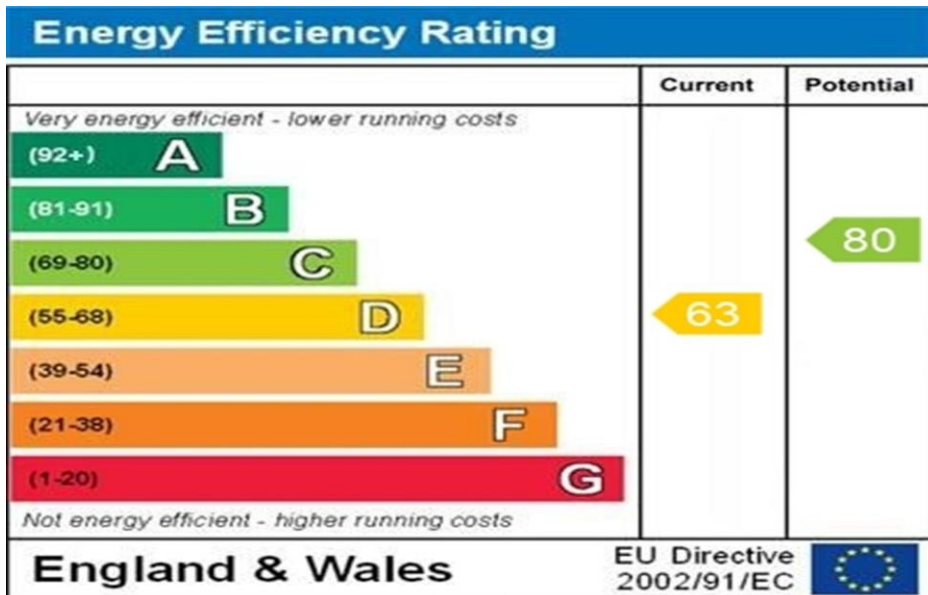
LOCAL AUTHORITY

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 cabinet

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

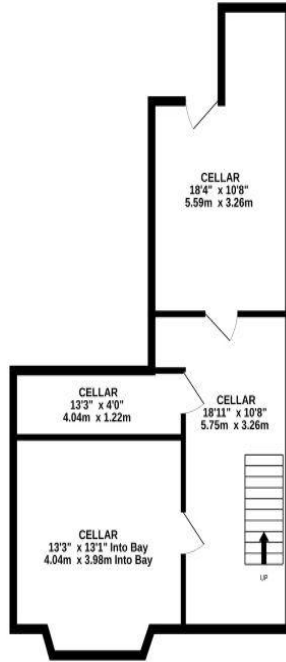
Ask Agent

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.

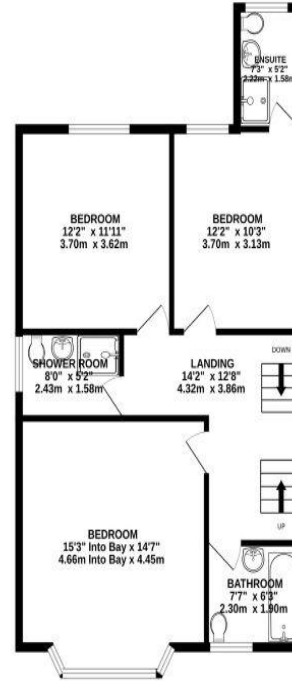
BASEMENT
547 sq.ft. (50.8 sq.m.) approx.



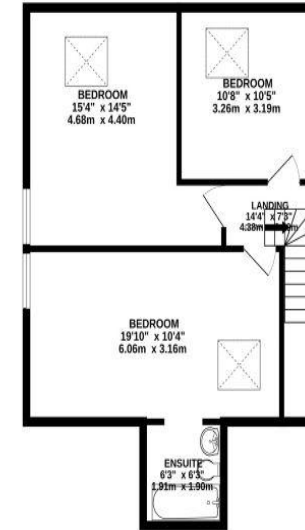
GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
739 sq.ft. (68.6 sq.m.) approx.



2ND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 2535 sq.ft. (235.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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