



**GASCOIGNE
HALMAN**

Highcroft Avenue, West Didsbury
£575,000.00

THE AREA'S LEADING ESTATE AGENCY



This beautifully extended three double bedroom semi-detached home has been finished to an exceptional standard throughout, offering stylish and spacious living ideal for modern family life. Measuring a highly impressive 1105 SQ FT over three floors the property is immaculately presented throughout, this home is ready to move straight into and would make an ideal purchase for families or professionals seeking both space and style. Located on a quiet yet popular cul de sac with off road parking for two vehicles to the front and a landscaped rear garden. Situated within walking distance to excellent transport links and the ever popular Burton Road with its array of bars, independent shops and restaurants.

Property details

- An Immaculately Presented and Well Appointed Semi Detached Property
- Boasting Stylish Decor and Measuring an Impressive 1105 SQ FT Over Three Floors
- Located on a Quiet Cul De Sac and Only Moments From Burton Road and Excellent Transport Links
- Large Bay Fronted Living Room and a Spectacular Open Plan Dining Kitchen
- Three Good Sized Double Bedrooms, Including a Superb Principal Bedroom and a Dressing Room
- Three Piece Contemporary Bathroom Suite and a Separate W/C
- Off Road Parking and a Landscaped Rear, Private Garden
- Internal Viewing Highly Recommended



About this property

Internally the property comprises of; a welcoming entrance hallway complete with custom built storage and attractive Victorian tiling. A bay fronted living room with further custom built media wall and dual aspect windows. A stunning open-plan layout to the rear, creating a bright and airy living, dining, and kitchen space, perfect for both everyday living and entertaining. The contemporary kitchen is fitted with high-quality units, sleek worktops, and integrated appliances, all complemented by elegant finishes.

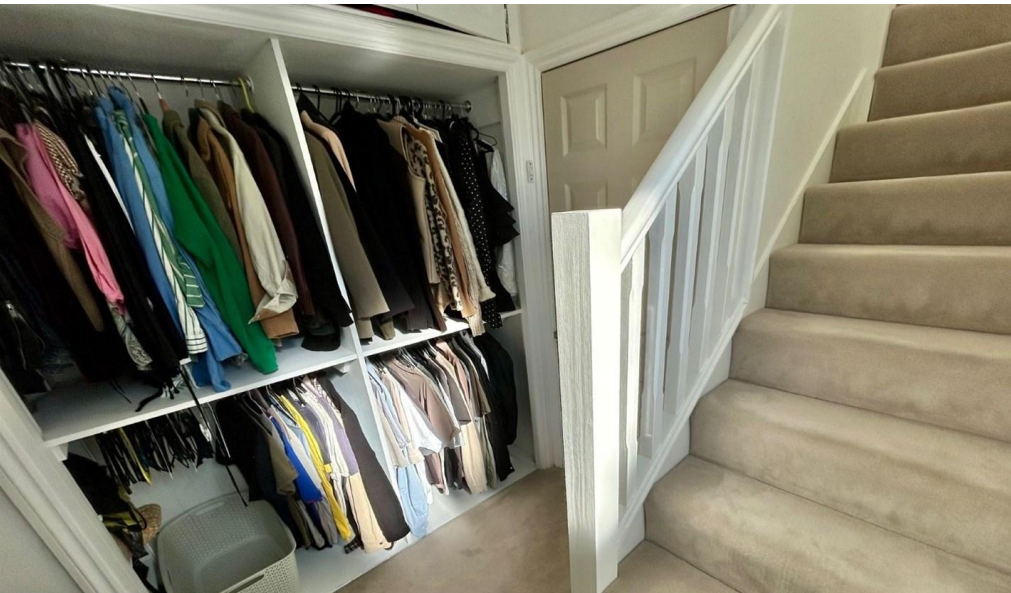
To the first floor there are two excellent sized double bedrooms, bedroom two offers a further bay fronted window. A stylish three piece bathroom suite with a vaulted ceiling serves both bedrooms. A dressing room with fitted storage and stairs leading to the second floor, complete the first floor.

To the second floor you are greeted by a stunning, principal bedroom with excellent tree lined views, attractive sky lights and ample eaves storage. A useful W/C completes the internal accommodation.

Externally, the property continues to impress with a well-maintained rear garden, providing a private outdoor retreat with a wood fired pizza oven, artificial lawn and a raised seating area. While the front offers an attractive facade and ample off-road parking with an electrical car charging point.











DIRECTIONS

M20 2YN

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		75 C
55-68	D	63 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

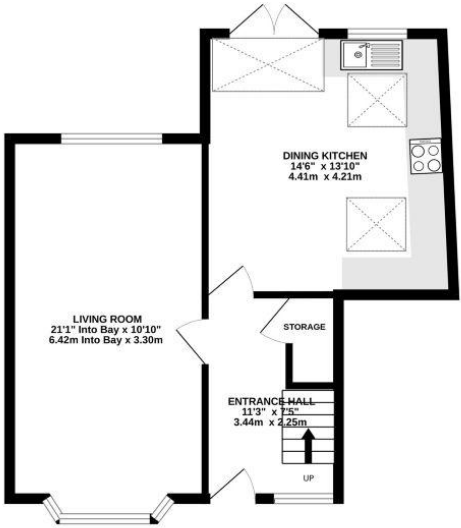
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

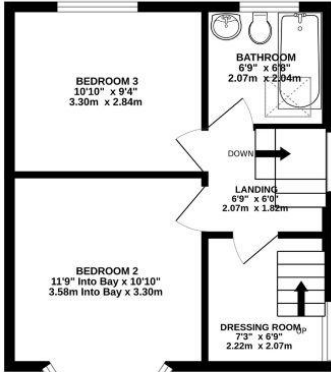
Ask Agent

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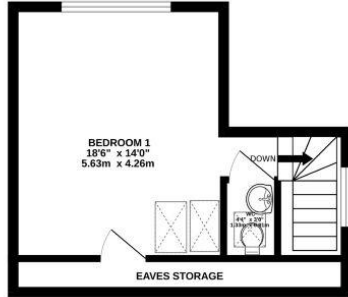
GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



2ND FLOOR
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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