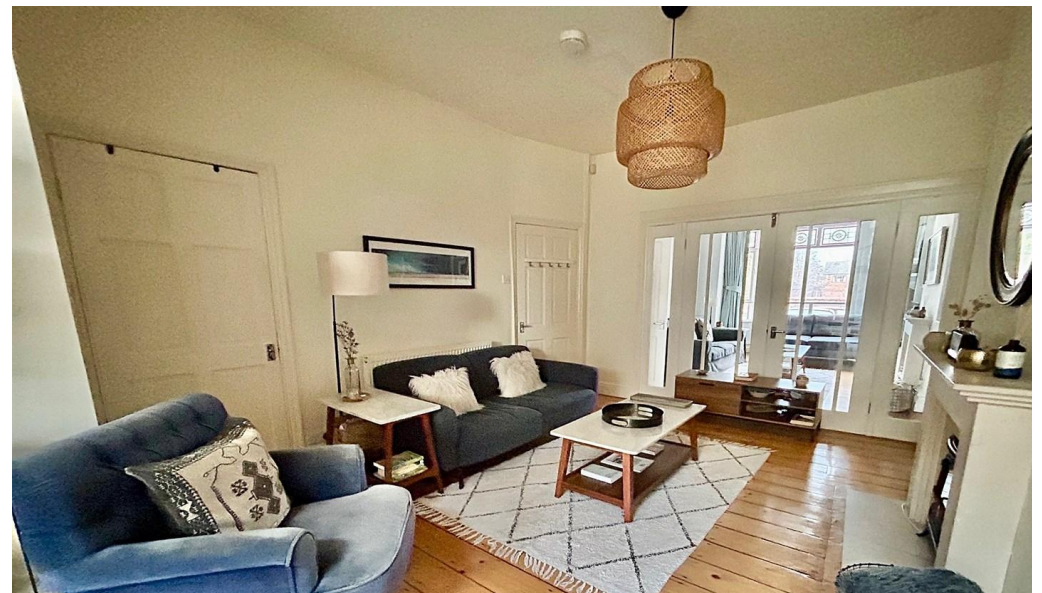




**GASCOIGNE
HALMAN**

Northern Grove, West Didsbury
£625,000.00

THE AREA'S LEADING ESTATE AGENCY



A delightful and immaculately presented three double bedroom bay fronted period terrace property situated in the heart of West Didsbury and only a stone's throw away from Burton Road with its array of bars and restaurants. Measuring an impressive 1632 sq ft over four floors and retaining a wealth of period features. Offering A southerly facing garden and access to a generous croft. Off road parking to the front and offered to the market with No Vendor Chain.

Property details

- Attractive Period Victorian Terrace
- Spacious Accommodation Over Four Floors Measuring 1632 Sq Ft
- Large Bay Fronted Living Room, Generous Sitting Room and Modern Fitted Open Plan Dining/Kitchen
- Three Excellent Sized Double Bedrooms
- Contemporary En-Suite Shower Room and Stylish Four Piece Bathroom Suite
- Off Road Parking and South Facing Rear Private Garden
- Situated in the Heart of West Didsbury and a Stone's Throw from Burton Road
- Offered to the Market with No Vendor Chain



About this property

Internally the property comprises: welcoming entrance hallway, a bay fronted living room with an attractive feature fireplace and double doors which open on to the second reception room. The sitting room is complete with a further feature fireplace, access to the cellars and the modern open plan dining kitchen with an array of integrated appliances and bi-fold doors overlooking the rear courtyard garden.

To the first floor there are two good sized bedrooms. To the front of the property there is an impressive primary bedroom with an abundance of natural light and a stylish three-piece en-suite shower room. A contemporary four-piece bathroom suite serves both other bedrooms.

To the second floor you are greeted by a large double bedroom with a large skylight and ample eaves storage. The cellar is ideal for storage and could be converted to further living accommodation (STPP).

Externally there is off road parking to the front. To the rear there is a Southerly facing courtyard garden with walled boundaries and access to a large croft which provides private space for children as well as a communal area for community BBQ events. Situated in a sought after location and one of the more desirable roads in West Didsbury. 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 the Media City.











DIRECTIONS

M20 2WL

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

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

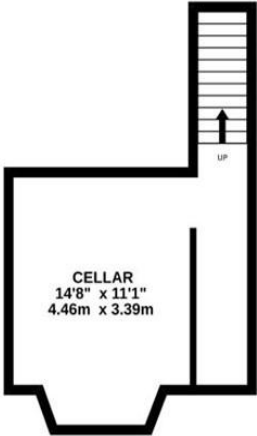
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

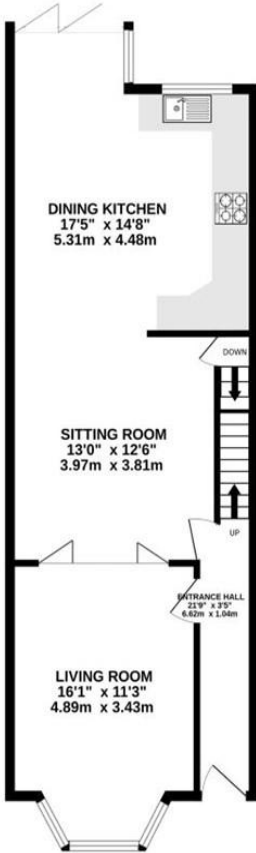
Ask Agent

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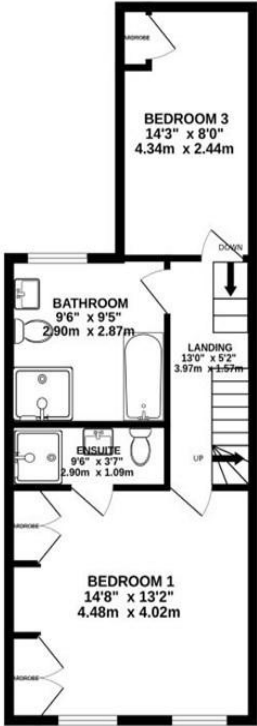
BASEMENT
230 sq.ft. (21.3 sq.m.) approx.



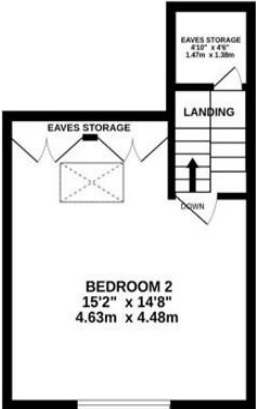
GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



2ND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1632 sq.ft. (151.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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