



**GASCOIGNE  
HALMAN**

Walsingham Avenue, West Didsbury  
**£650,000.00**

THE AREA'S LEADING ESTATE AGENCY



A superb Victorian end terrace property boasting immaculate and stylish accommodation (1952 Sq Ft) over four floors and situated on a sought after quiet cul-de-sac moments from the vibrant Burton Road area of West Didsbury with its array of independent shops, bars, restaurants and excellent transport links. Stunning throughout and boasting an attractive corner plot with gardens to three sides. The property also offers useful cellars and a Southerly facing, landscaped private garden.

## Property details

- A Stunning and Well-Presented Victorian End Terrace Property
- Spacious Accommodation Over Four Floors Measuring An Impressive 1952 Sq Ft
- Four Double Bedrooms and a Contemporary Three-Piece Bathroom Suite
- Bay Fronted Living Room, Rear Sitting Room and Modern Fitted Dining Kitchen
- Useful Cellars which could be converted (STPP)
- Located on a Quiet Cul De Sac, Moments from Burton Road and Excellent Transport Links
- Attractive Corner Plot with Gardens To Three Sides
- Southerly Facing, Private Landscaped Garden



## About this property

Internally the property comprises: welcoming entrance hallway with attractive period front door and surround, front living room with log burning stove, wooden flooring and stunning bay fronted window, the living room opens to a spacious sitting room, a stylish refitted dining kitchen with integrated appliances and French doors opening to the rear garden completes the ground floor accommodation.

To the first floor there are three double bedrooms and a contemporary family bathroom. The primary bedroom is particularly large in size, whilst to the second floor there is a further large double bedroom and ample storage.

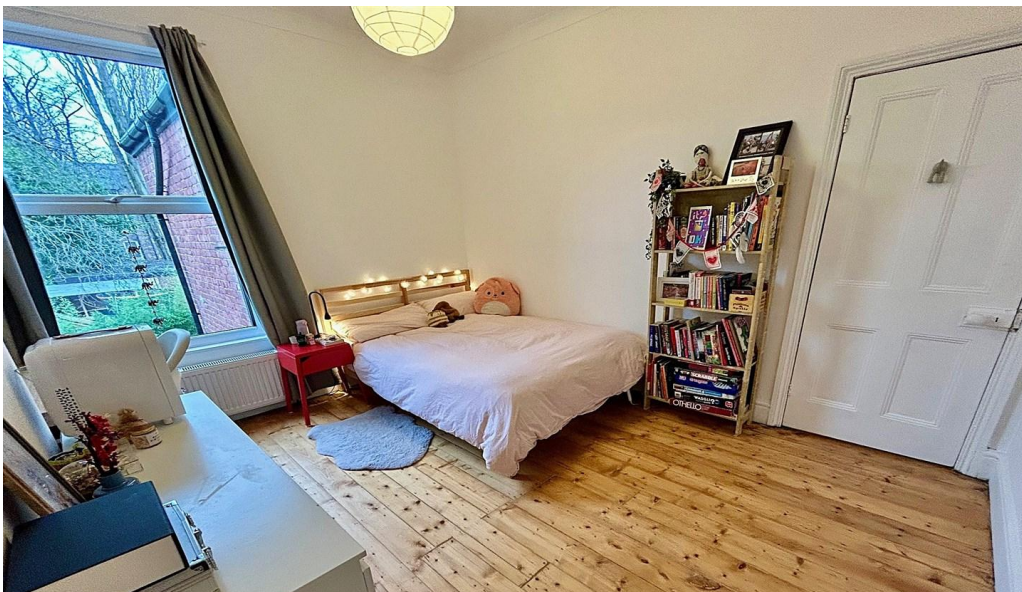
Externally the property enjoys an attractive corner plot with a walled frontage and lawned area, whilst to the rear there is a beautiful private South facing garden with walled boundaries and patio area for Al fresco dining.

The property enjoys a convenient and sought after location on a quiet cul-de-sac only seconds from Burton Road with its array of boutiques, bars and restaurants.

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 Station on Burton Road will provide easier access into Manchester City Centre and the Media City.













## DIRECTIONS

M20 2XG

## 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.

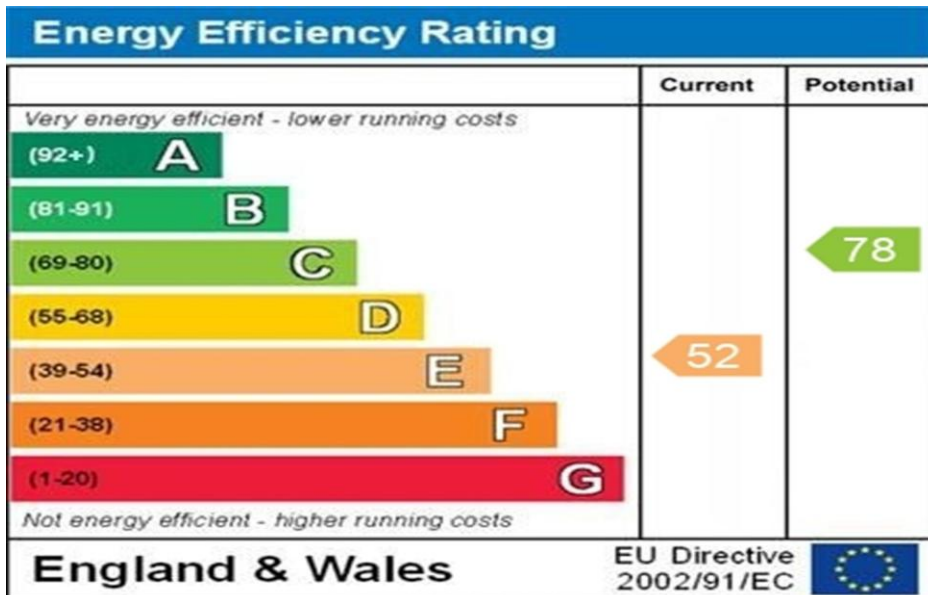
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



WWW.EPC4U.COM

## PRIMARY SOURCE OF HEATING

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

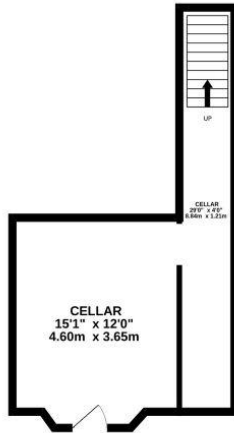
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

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**  
290 sq. ft. (26.9 sq.m.) approx.



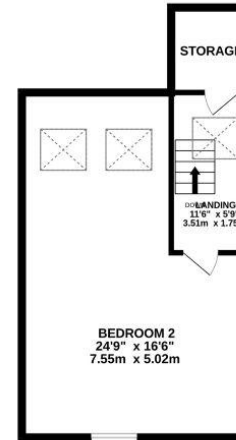
**GROUND FLOOR**  
640 sq. ft. (59.4 sq.m.) approx.



**1ST FLOOR**  
580 sq. ft. (53.9 sq.m.) approx.



**2ND FLOOR**  
443 sq. ft. (41.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1952 sq.ft. (181.3 sq.m.) approx.**

Measurements are approximate. Not to scale. Illustrative purposes only  
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