

Matlock Avenue, West Didsbury

Manchester

In Excess of £475,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY







Matlock Avenue

West Didsbury, Manchester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A Spacious, Period Mid Terrace Property
- Bay Fronted Living Room, Large Dining Room and Modern Fitted Kitchen
- Three Good Sized Bedrooms and a Three Piece Bathroom Suite
- Attractive Frontage and Westerly Facing Private Garden
- Quiet Leafy and Convenient Location Moments From Burton Road
- Offered to the Market with No Vendor Chain







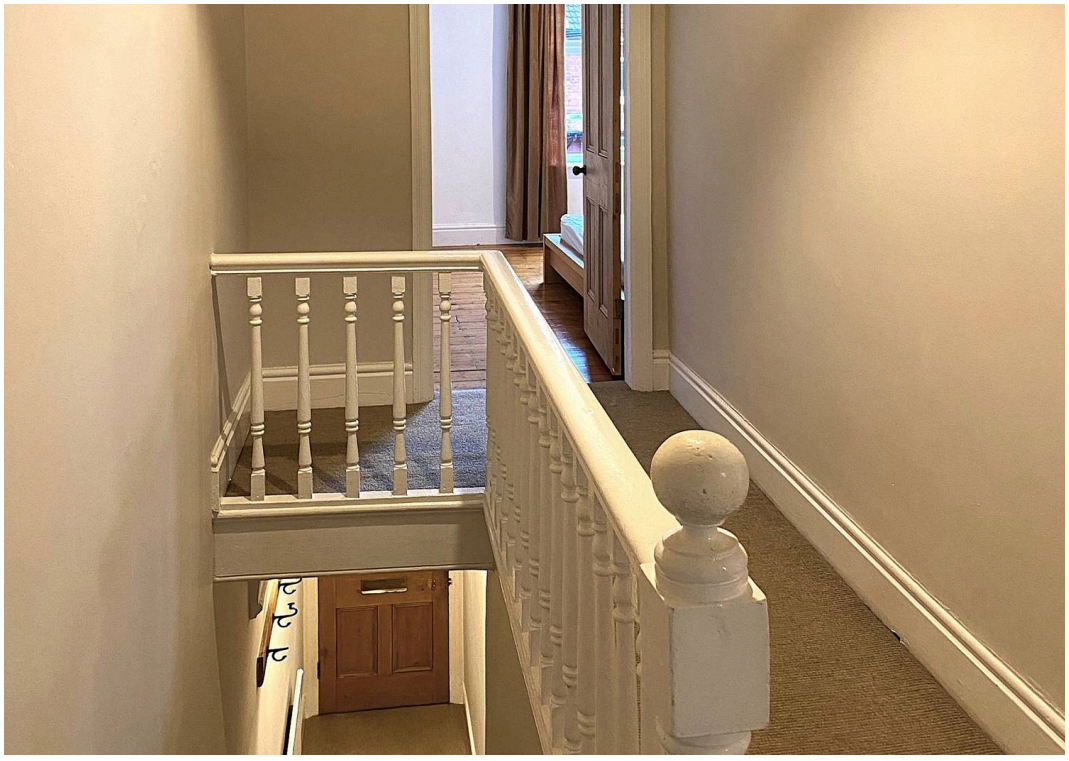


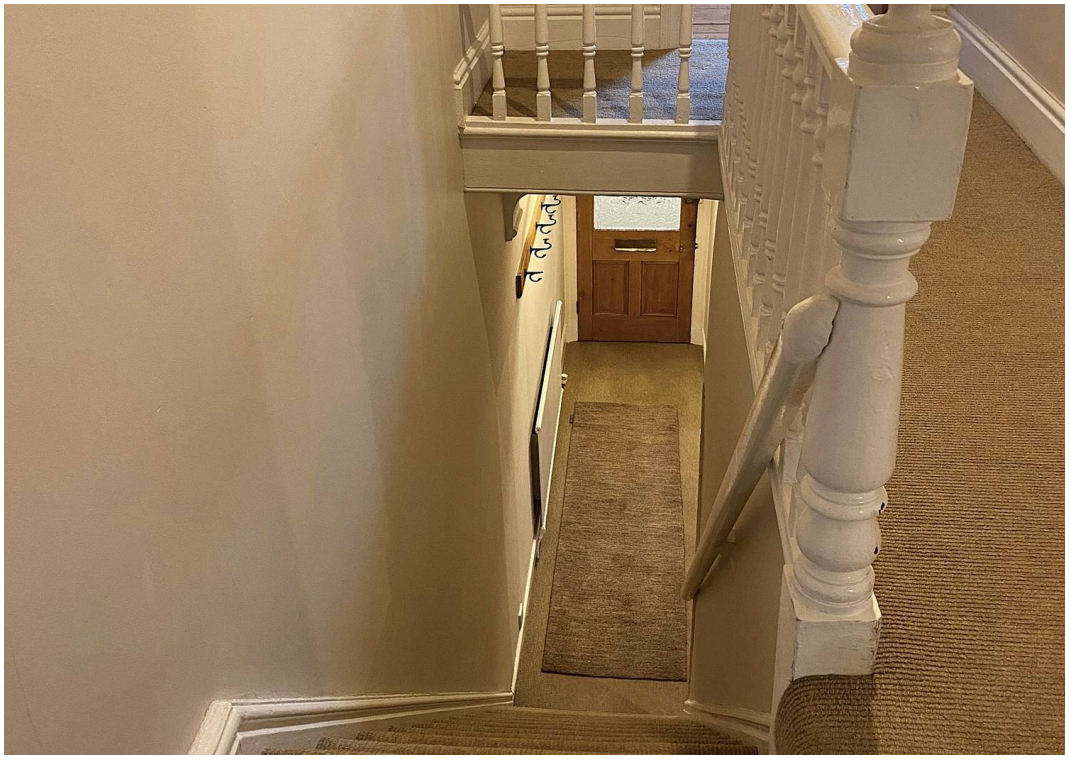
















A beautifully presented Victorian terrace, stylishly and immaculately finished throughout, situated on a quiet, leafy cul-de-sac in the heart of West Didsbury, just moments from Burton Road.

The property offers generous accommodation including two spacious reception rooms, a modern fitted kitchen, three good-sized bedrooms and a contemporary three-piece bathroom. To the rear is a particularly attractive west-facing garden, ideal for enjoying the afternoon and evening sunshine.

The ground floor comprises a welcoming entrance hallway leading to a spacious front living room with an attractive bay window and feature fireplace. A separate, generously proportioned dining room leads through to the modern fitted kitchen, which provides direct access to the rear garden as well as a useful storage cupboard.

Upstairs are three good sized bedrooms. The principal bedroom is particularly spacious, while the second bedroom retains an attractive feature fireplace. A contemporary three-piece bathroom serves all three bedrooms.

Externally, the property benefits from a private frontage. To the rear is a west-facing walled garden with a paved patio, providing an excellent space for outdoor dining and entertaining while benefiting from afternoon and evening sun.

Matlock Avenue occupies a highly desirable position within a peaceful, leafy cul-de-sac, just moments from Cavendish Park and Burton Road, with its excellent selection of independent restaurants, bars, cafés and boutiques.

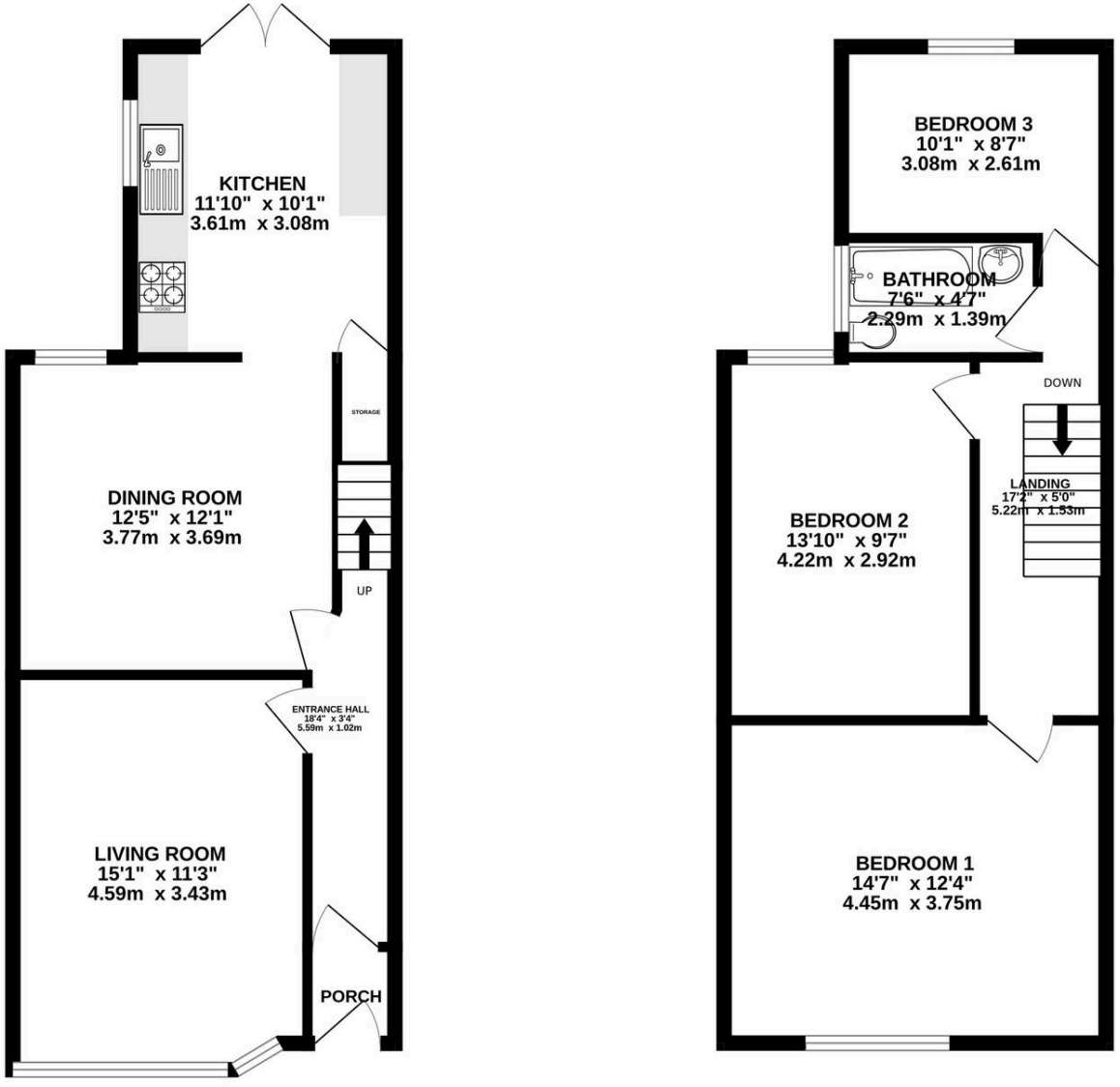
West Didsbury Metrolink and local bus routes provide convenient access into Manchester city centre, approximately five miles away. The property is also well placed for access to the motorway network and a range of popular local schools.

Offered for sale with no onward 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 Station on Lapwing Lane will provide easier access into Manchester City Centre and the Media City.

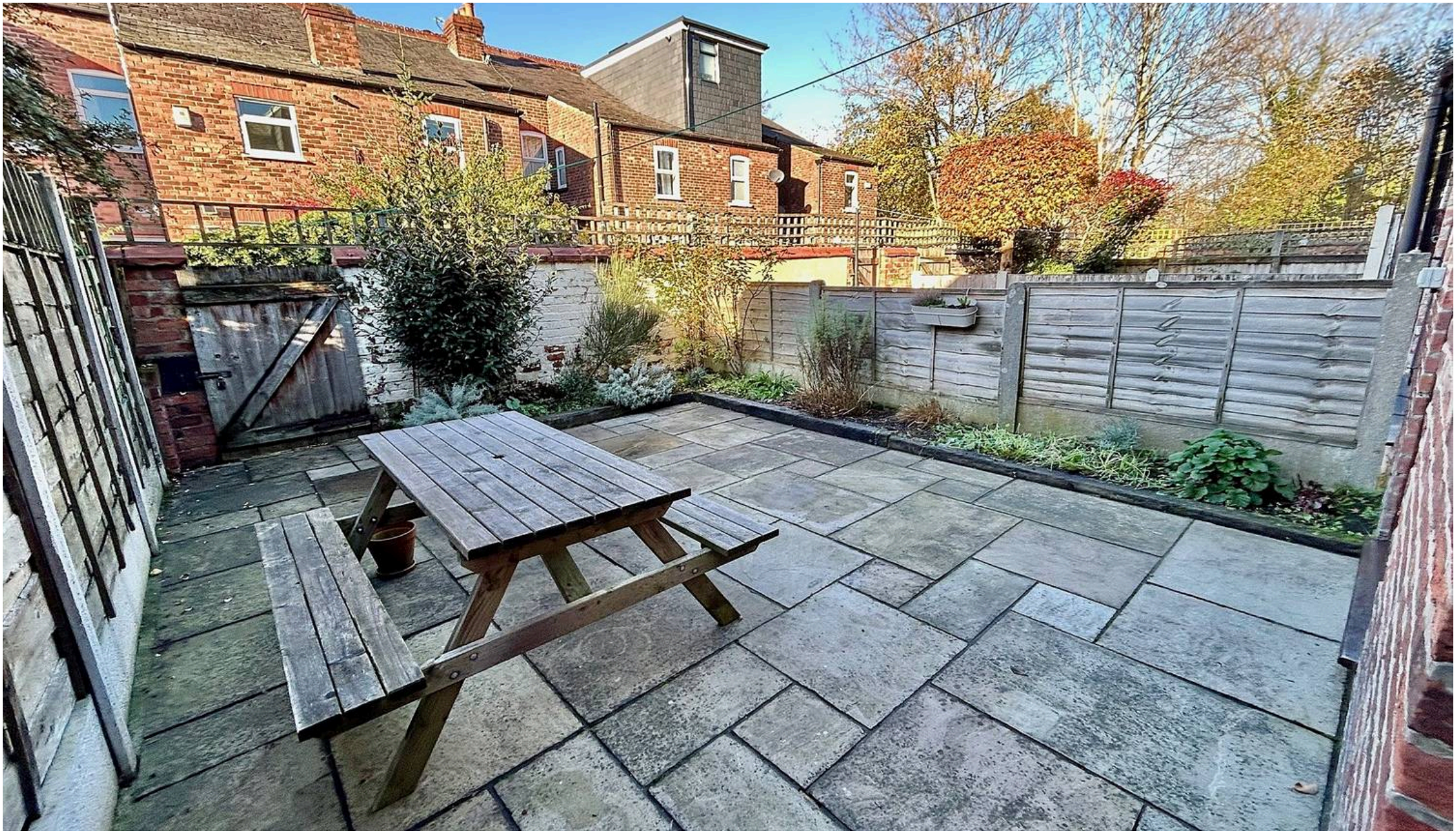
GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.

1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 10785sq.ft. (1002.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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