



**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 2382 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 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 2382 SQ FT
- Two Large Reception Rooms and a Modern Fitted Dining Kitchen
- Six Spacious Double Bedrooms plus office/study room
- Two Contemporary Bathrooms And One 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 used as a bedroom, offers French doors 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.

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).

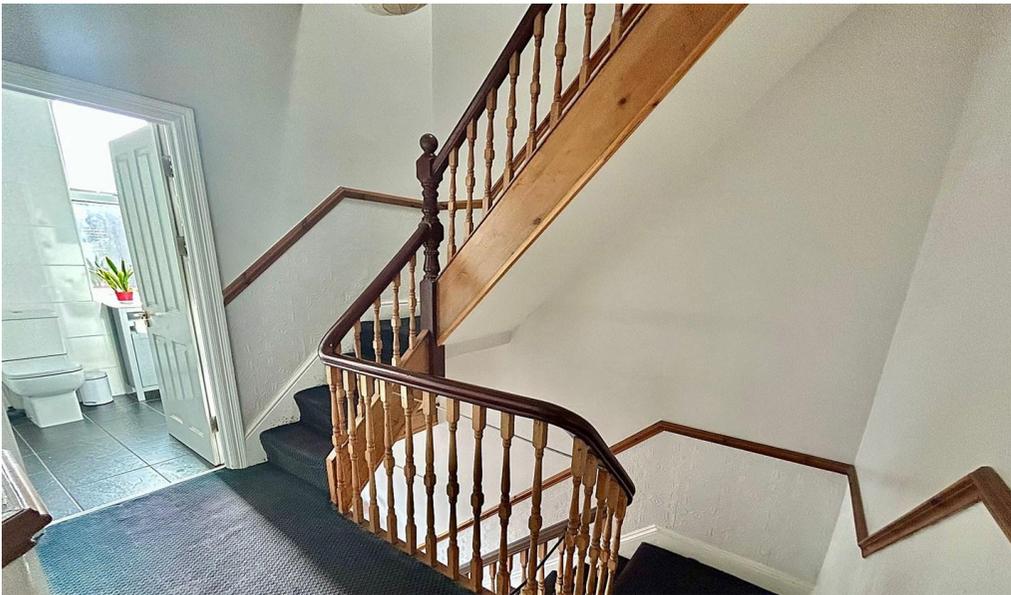
Offered to the market with No Vendor Chain.

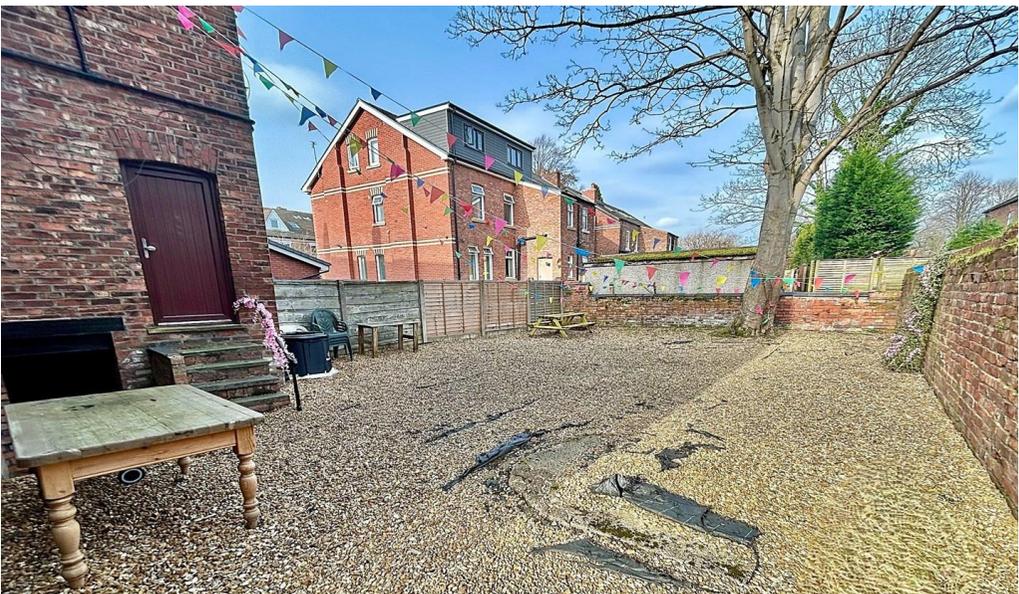
There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter, Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either 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. Metrolink provides easy access into Manchester City Centre and Media City.













## DIRECTIONS

M20 3DZ

## 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.

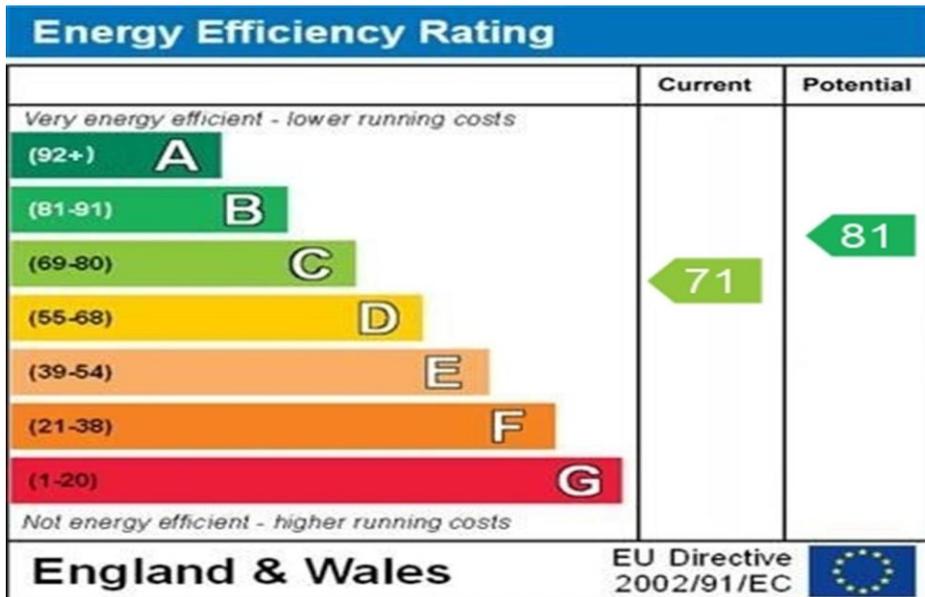
## LOCAL AUTHORITY

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

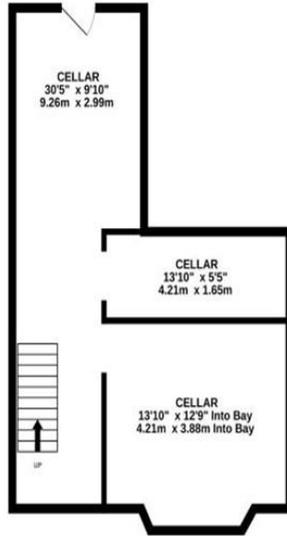
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

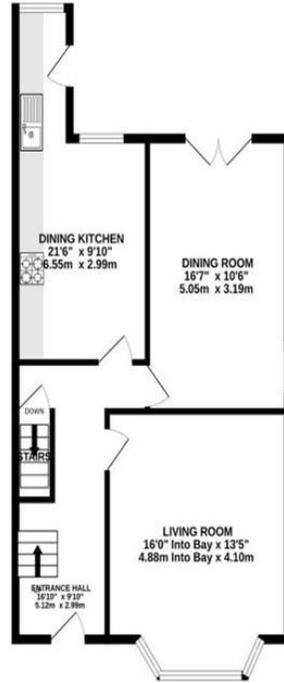
Ask Agent

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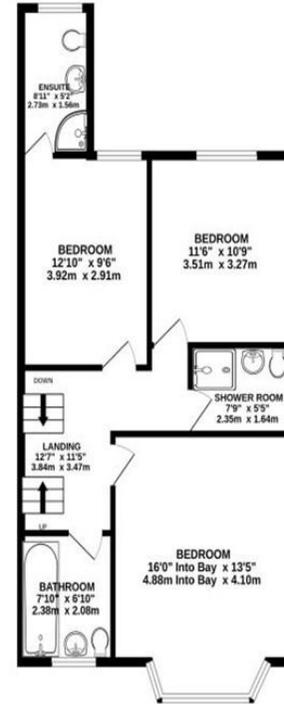
BASEMENT  
490 sq.ft. (45.6 sq.m.) approx.



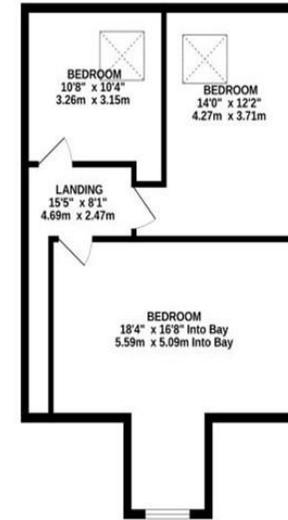
GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



2ND FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 2382 sq.ft. (221.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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