



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Everett Road, West Didsbury
£525,000.00



A spectacular and immaculately presented bay fronted period terrace property and boasting well-presented and stylish accommodation over three floors. Located in a highly sought after residential area only moments from Burton Road with its array of bars, restaurants and excellent transport links. Measuring a highly impressive 1435 SQ FT and benefiting from some stunning period features. Superb South facing garden and resident permit parking.

Property details

- A Spectacular and Immaculately Presented Period Terrace Property
- Measuring An Impressive 1435 SQ FT of Stylish Accommodation
- Bay Fronted Living Room, Light and Airy Dining Room and Modern Fitted Kitchen
- Three Excellent Sized Double Bedrooms and a Stylish Four Piece Bathroom
- Attractive Frontage and an Excellent Rear South Facing Garden
- Moments From Burton Road with its Array of Bars, Restaurants and Excellent Transport Links



About this property

Internally the property comprises of: welcoming entrance hallway with access to the cellars from behind the stairs. A bay fronted living room benefiting from a feature fireplace. A rear dining room with original fireplace which opens to the modern fitted kitchen which also includes central island and integrated appliances.

To the first floor there are three excellent sized double bedrooms. The principal bedroom boasts light and airy accommodation and a further original feature fireplace. A stylish and contemporary four piece bathroom serves all three bedrooms.

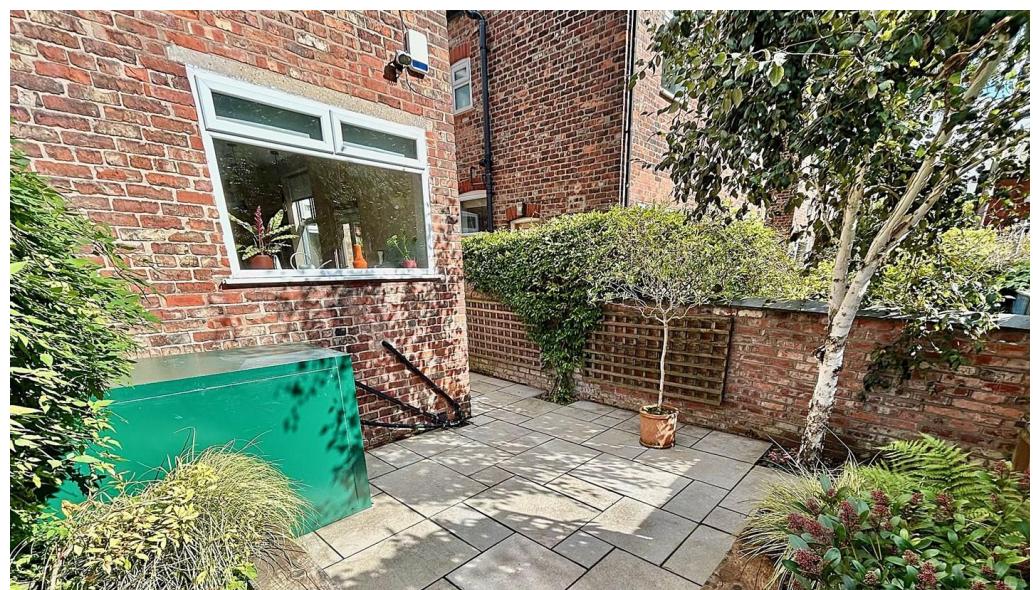
Externally the property is gated with an attractive frontage, whilst to the rear there is a charming rear South facing garden.

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.









DIRECTIONS

M20 3DW

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

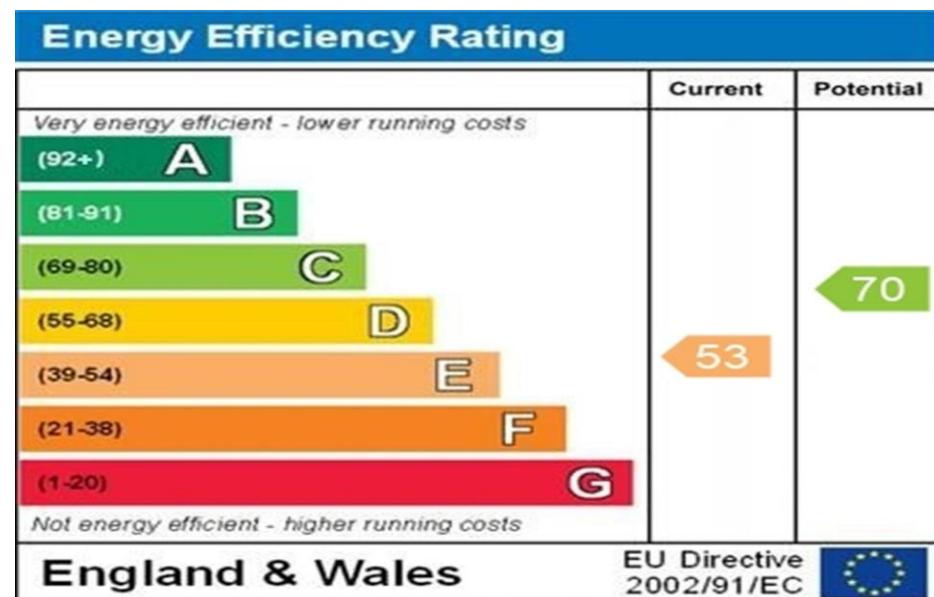
LOCAL AUTHORITY

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

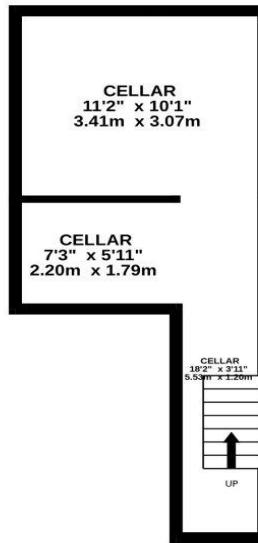
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

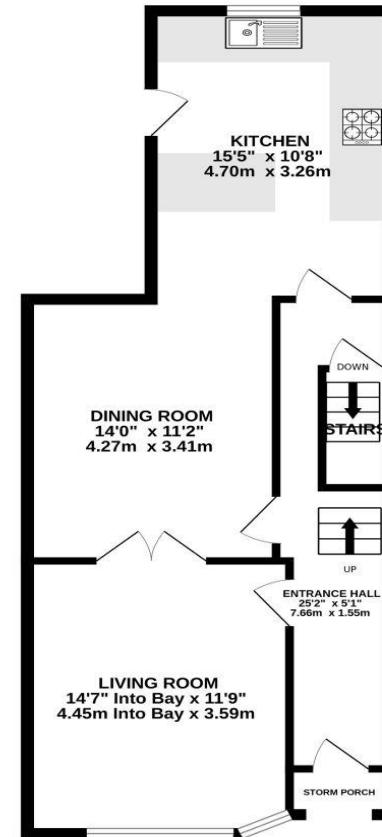
Ask Agent

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BASEMENT
227 sq. ft. (21.1 sq.m.) approx.



GROUND FLOOR
624 sq. ft. (56.0 sq.m.) approx.



1ST FLOOR
584 sq. ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq. ft. (133.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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