



3 Highcroft Avenue, West Didsbury
Manchester

£575,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



3 Highcroft Avenue

West Didsbury, Manchester

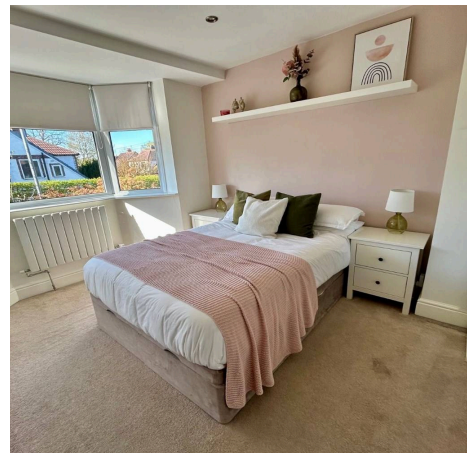
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- An Immaculately Presented and Well Appointed Semi Detached Property
- Boasting Stylish Decor and Measuring an Impressive 1105 SQ FT Over Three Floors



3 Highcroft Avenue

West Didsbury, Manchester

This beautifully extended three double bedroom semi-detached home has been finished to an exceptional standard throughout, offering stylish and spacious living ideal for modern family life. Measuring a highly impressive 1105 SQ FT over three floors the property is immaculately presented throughout, this home is ready to move straight into and would make an ideal purchase for families or professionals seeking both space and style. Located on a quiet yet popular cul de sac with off road parking for two vehicles to the front and a landscaped rear garden. Situated within walking distance to excellent transport links and the ever popular Burton Road with its array of bars, independent shops and restaurants.

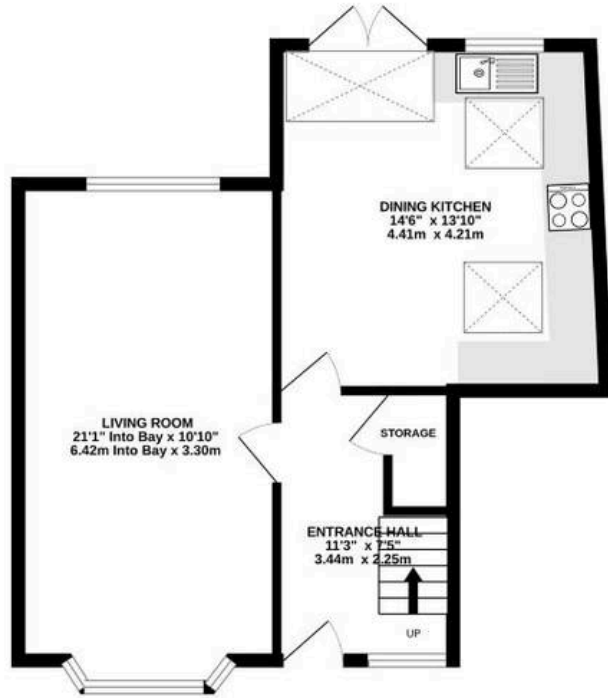
Internally the property comprises of a welcoming entrance hallway complete with custom built storage and attractive Victorian tiling. A bay fronted living room with further custom built media wall and dual aspect windows. A stunning open-plan layout to the rear, creating a bright and airy living, dining, and kitchen space, perfect for both everyday living and entertaining. The contemporary kitchen is fitted with high-quality units, sleek worktops, and integrated appliances, all complemented by elegant finishes.

To the first floor there are two excellent sized double bedrooms, bedroom two offers a further bay fronted window. A stylish three piece bathroom suite with a vaulted ceiling serves both bedrooms. A dressing room with fitted storage and stairs leading to the second floor, complete the first floor.

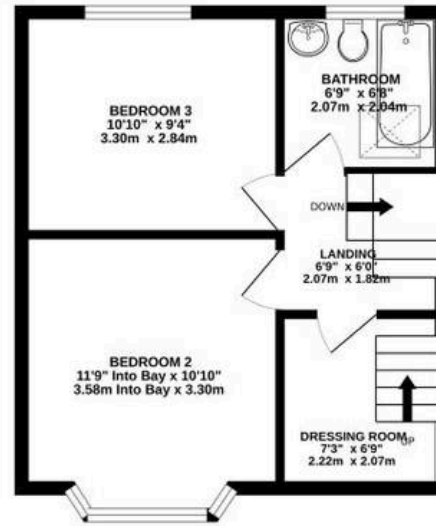
To the second floor you are greeted by a stunning, principal bedroom with excellent tree lined views



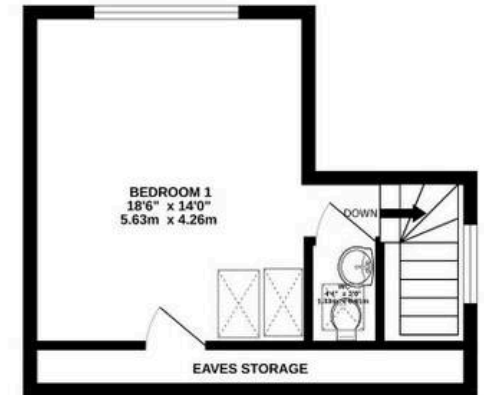
GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



2ND FLOOR
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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