



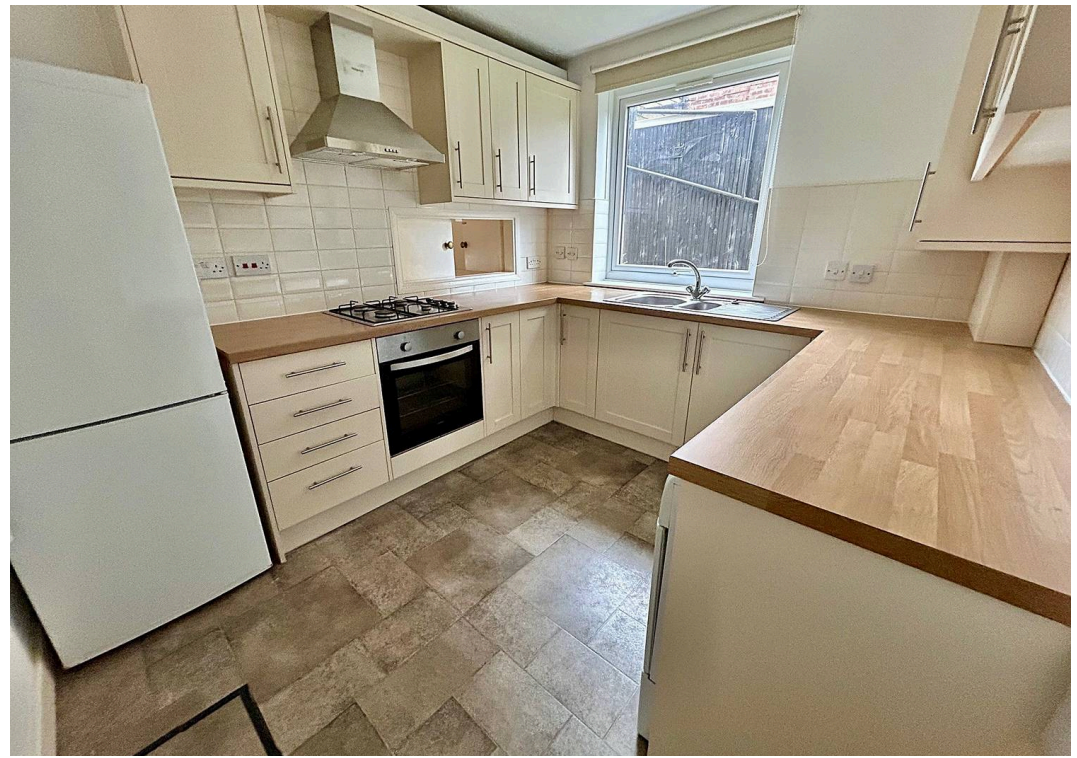
Stanton Gardens, 7 Stanton Avenue, West Didsbury

Manchester

£300,000

**GASCOIGNE  
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THE AREA'S LEADING ESTATE AGENCY



# Stanton Gardens, 7 Stanton Avenue

West Didsbury, Manchester

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A Spacious and Well Presented Ground Floor Apartment
- Located on a Private Road Within Easy Access To Excellent Transport Links and the Ever Popular Burton Road
- Two Good Sized Double Bedrooms and a Three Piece Bathroom Suite
- Large Open Plan Living/Dining Room and a Modern Fitted Kitchen
- Well Kept Communal Gardens and Offering a Garage
- Offered to the Market with No Vendor Chain



# Stanton Gardens, 7 Stanton Avenue

West Didsbury, Manchester

Situated within a well-maintained purpose-built development, this spacious two double bedroom ground floor apartment offers comfortable living in the highly desirable setting of Stanton Avenue. Located on a private road with easy access to excellent transport links and Burton Road with its array of bars, restaurants and independent shops. Offered to the market with No vendor chain.

The property features a bright and generously proportioned, open plan living/dining space with sliding doors leading to the well kept communal gardens. The modern fitted kitchen is well-equipped with contemporary units and ample worktop space, while the stylish bathroom serves both bedrooms. Both bedrooms are good sized doubles and complete the internal accommodation.

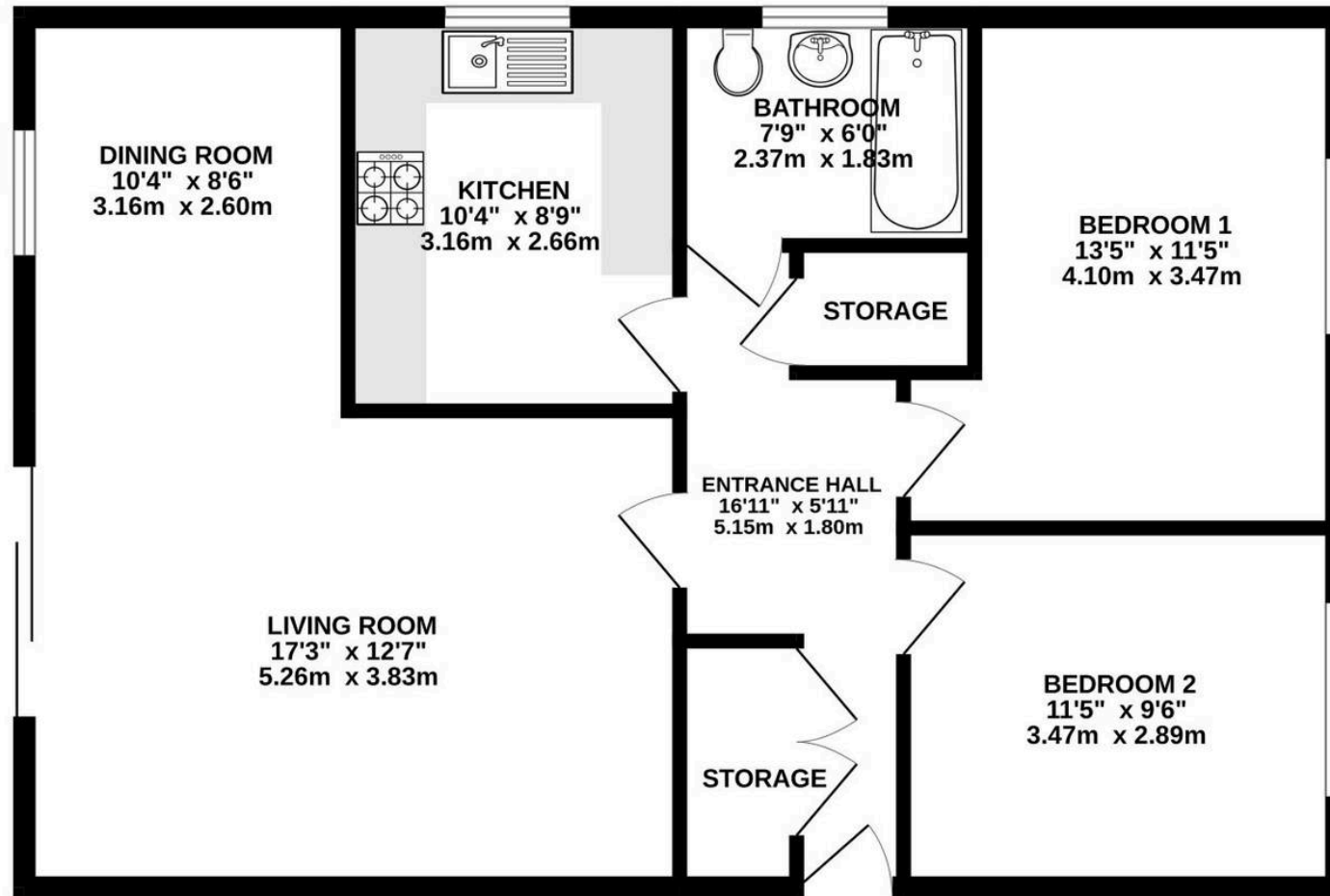
Externally, the property benefit from access to attractive and well-kept communal gardens providing a peaceful outdoor space to enjoy throughout the year. The building itself is set within pleasant surroundings and presents an appealing, well-cared-for exterior. The property also offers a garage.

Offered to the market with No Vendor Chain.

There is easy access to both West Didsbury and Didsbury Villages catering for everyday requirements where there is a wide range of restaurants, bars and shops. 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



GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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