



21 Elmstead Avenue, Withington
Manchester

£325,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



21 Elmstead Avenue

Withington, Manchester

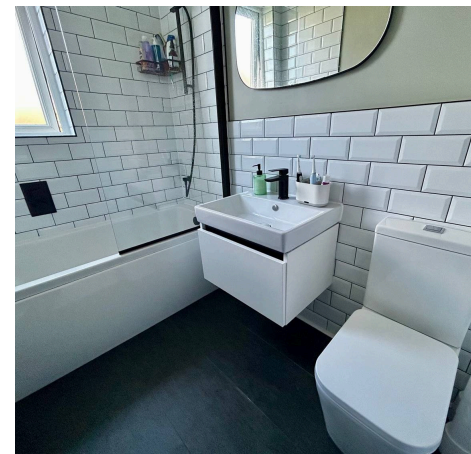
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A Spacious and Well Appointed Semi Detached Property
- Light and Airy Living/Dining Room and Modern Fitted Kitchen
- Three Good Sized Bedrooms and a Stylish Three Piece Bathroom Suite
- Situated on a Large Corner Plot
- Off Road Parking and a Generous Rear Private Garden
- Located Only Moments From Burton Road, Local Amenities and Excellent Transport Links



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A stylish and well appointed, three bedroom semi detached property boasting light and airy accommodation throughout with an immaculate finish and benefiting from off road parking for two vehicles and located on an attractive corner plot with a generous garden with a superb Summer House. Situated only moments from the ever popular Burton Road and Withington Village with their arrays of excellent transport links, independent shops, bars and restaurants.

Internally the accommodation comprises of; an entrance hallway, a large, light and airy living/dining room complete with a feature fireplace. A modern fitted kitchen with views over the rear garden and a useful utility cupboard and storage cupboard complete the ground floor accommodation.

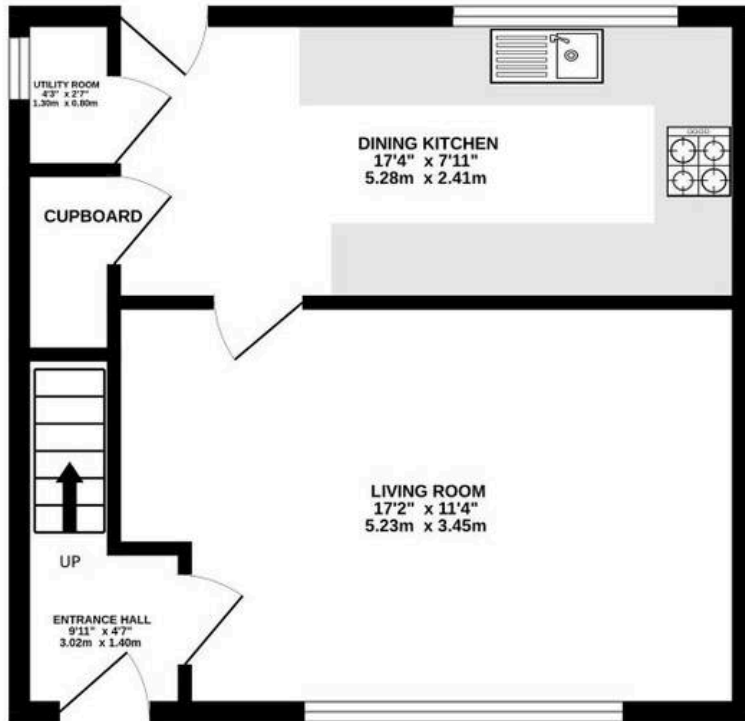
To the first floor there are three bedrooms, the primary bedroom is particularly large in size and benefits from a built in wardrobe. A stylish fitted bathroom serves all three bedrooms.

Externally to the front there is off road parking for two vehicles, a secure gate provides access to the generous rear garden. The property is set on a corner plot with an excellent level of privacy, blocked paved, lawned area with an excellent summer house which could be used as a home office.

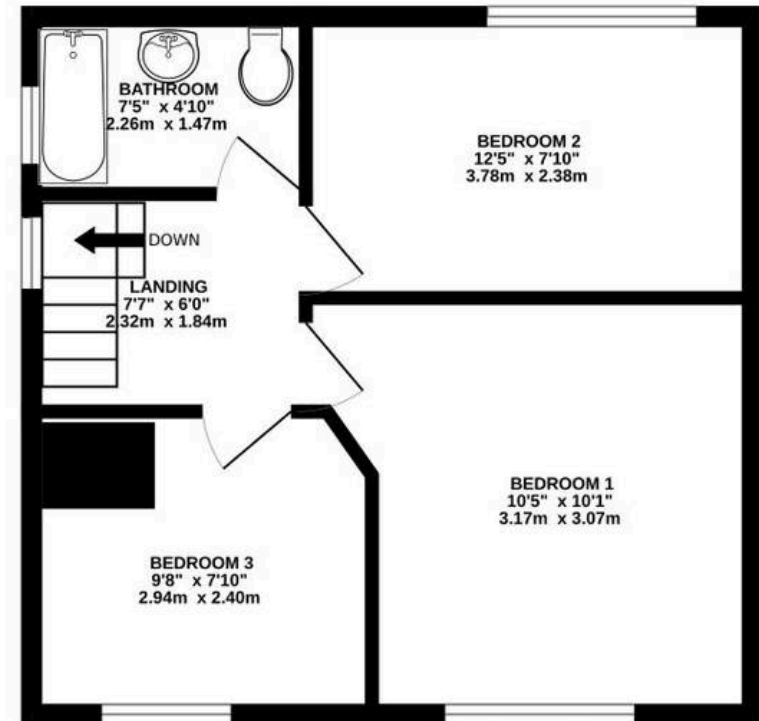
Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre is located on along Wilmslow Road, offers more than



GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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