



45 Everett Road, West Didsbury
Manchester

£735,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



45 Everett Road

West Didsbury, Manchester

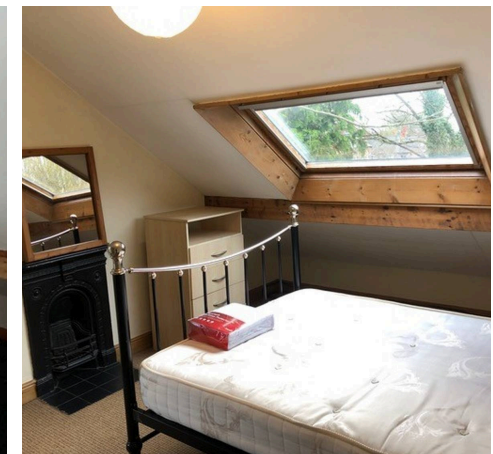
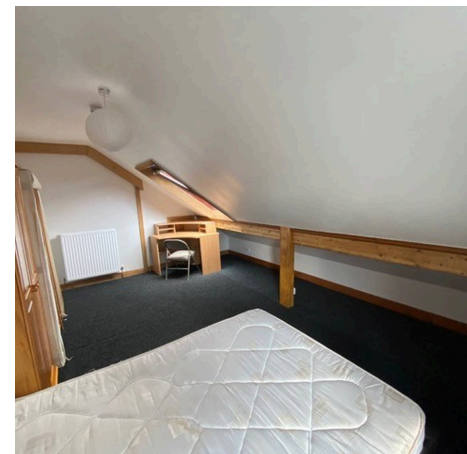
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- A Stunning and Well Presented Edwardian, Period Semi Detached Property
- Retaining a Wealth of Features and Measuring an Impressive 2330 SQ FT
- Two Large Reception Rooms and a Modern Fitted Dining Kitchen
- Six Spacious Double Bedrooms
- 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



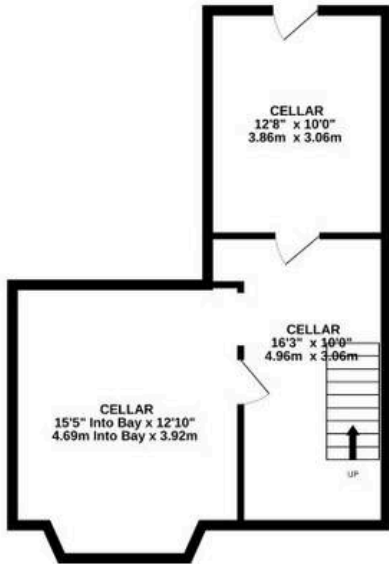
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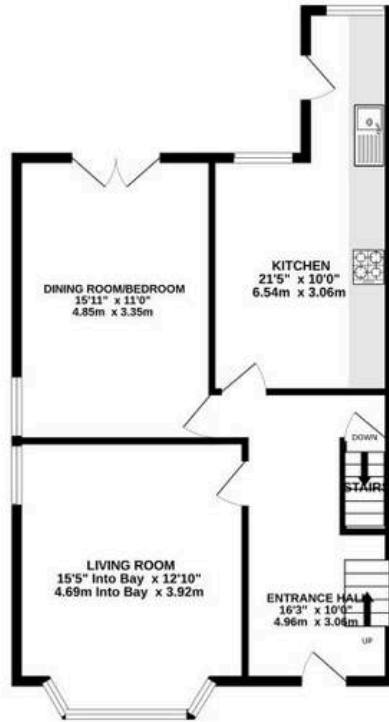
A spectacular and immaculately presented bay fronted Edwardian semi detached property which measures a highly attractive 2330 SQFT over four floors. Located only moments from the ever popular Burton Road with its array of bars, restaurants and excellent transport links. Featuring off road parking for 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 versatile property with an array of period features. 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 large modern dining kitchen with breakfast bar, 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).



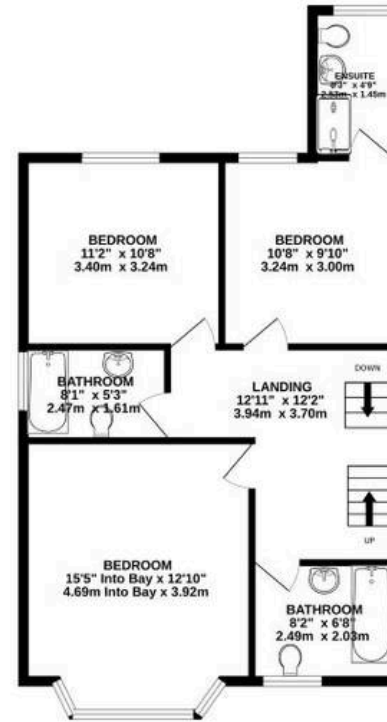
BASEMENT
454 sq.ft. (42.1 sq.m.) approx.



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



2ND FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 2330 sq.ft. (216.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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