

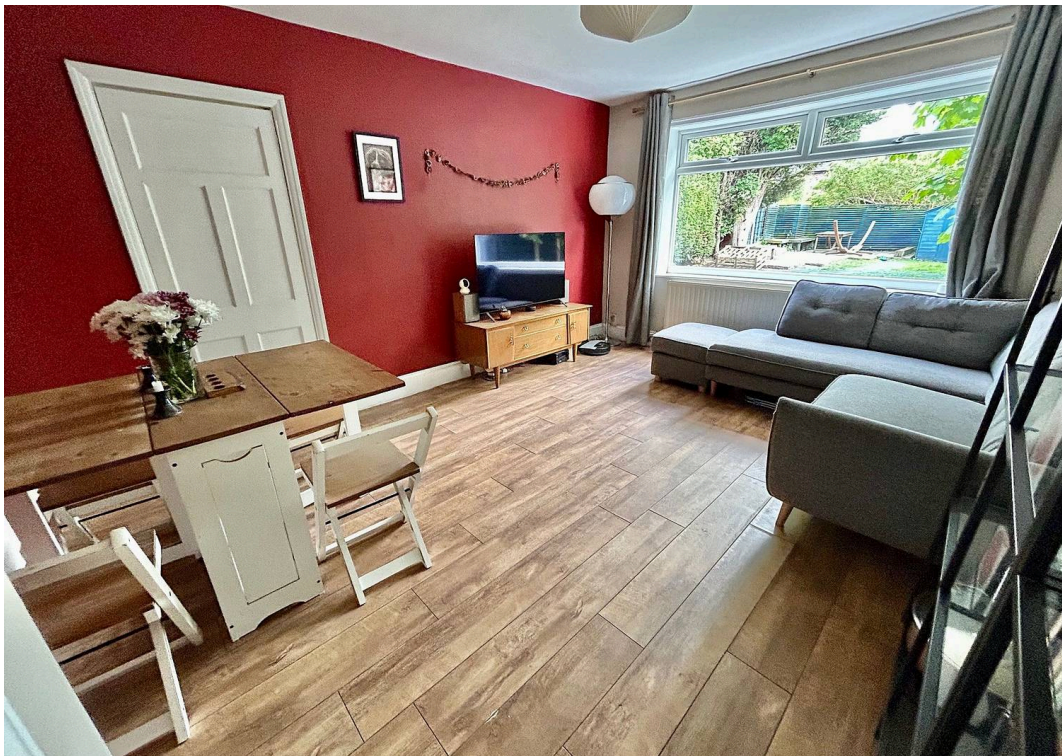


21 Westcott Avenue, Withington  
Manchester

£325,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 21 Westcott Avenue

Withington, Manchester

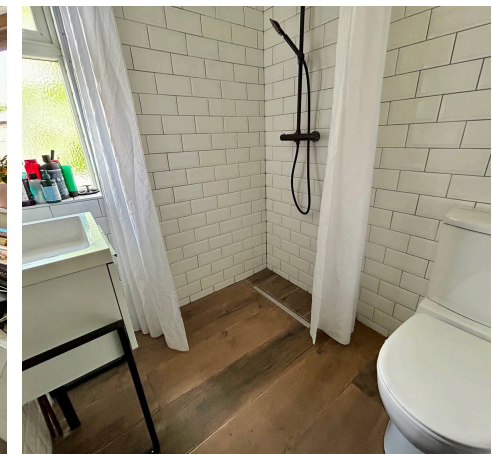
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- An Immaculate and Well Presented End Terrace Property
- Modern Open Plan Living/Dining Room
- Modern Refitted Kitchen and Useful Downstairs W/C
- Three Good Sized Bedrooms and a Contemporary Shower Room
- Off Road Parking and a Generous Rear Private Garden
- Located Only Moments From Burton Road, Local Amenities and Excellent Transport Links



## 21 Westcott Avenue

Withington, Manchester

This immaculate and well presented three bedroom end of terrace house offers a superb opportunity to acquire a turn key home. Having been refurbished and renovated by the current owners to boast a stylish finish throughout. Situated close to both Withington Villages, Burton Road and excellent transport links.

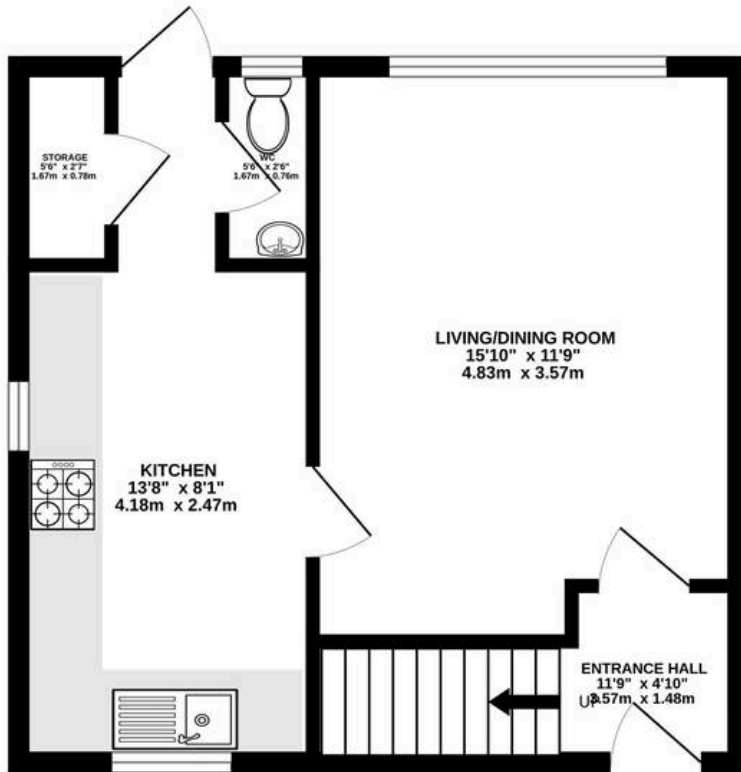
The property showcases a modern open plan living and dining room, providing a bright and welcoming space. The recently refitted kitchen features contemporary units, integrated appliances and ample storage, while a useful downstairs W/C adds convenience. Upstairs, three good sized bedrooms provide comfortable accommodation, complemented by a stylish and contemporary shower room. Every detail has been carefully considered, ensuring a move-in ready home with a high standard of finish throughout.

The property also benefits from gated off road parking, a secure gate leads to the generous rear private garden which is a true highlight, offering plenty of outdoor space. A well maintained lawn is bordered by mature shrubs and fencing.

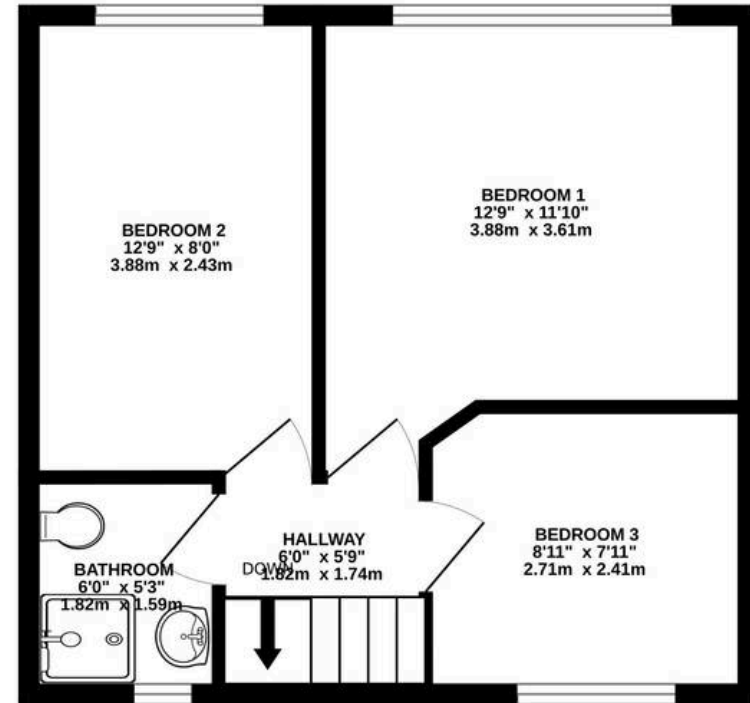
There is easy access to West Didsbury, Didsbury and Withington Villages catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services 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 Burton Road will provide easier access into Manchester City Centre.



**GROUND FLOOR**  
380 sq.ft. (35.3 sq.m.) approx.



**1ST FLOOR**  
371 sq.ft. (34.5 sq.m.) approx.



**TOTAL FLOOR AREA : 751 sq.ft. (69.8 sq.m.) approx.**

Measurements are approximate. Not to scale. Illustrative purposes only  
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