

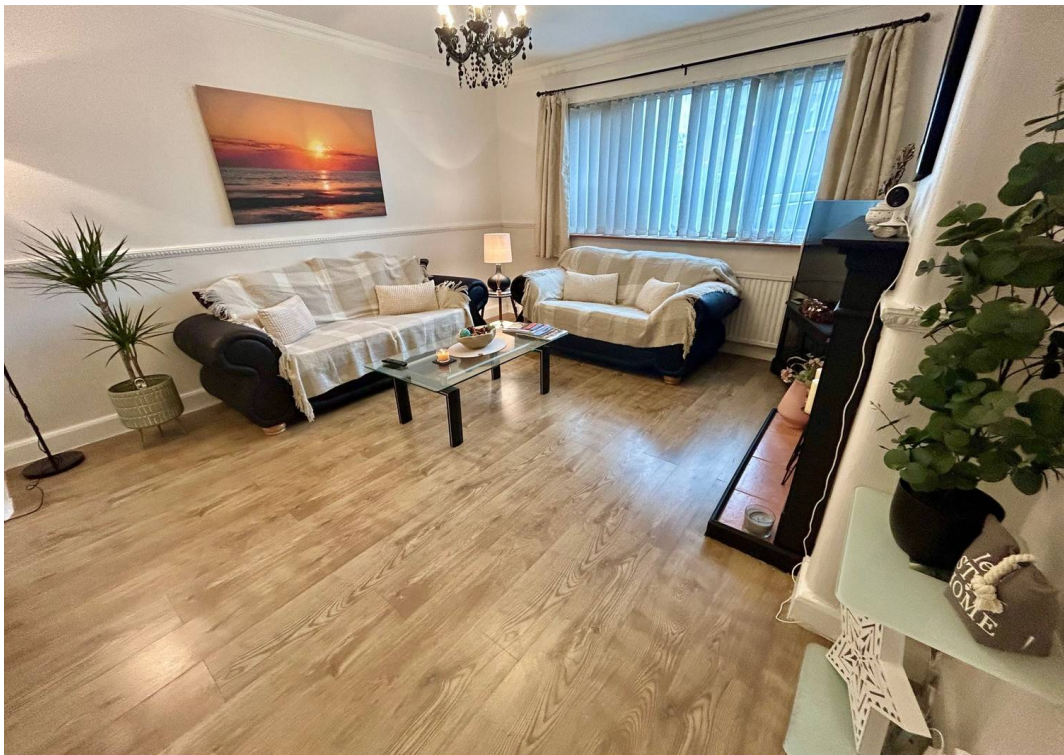


16 Thurlwood Avenue, Withington
Manchester

£450,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



16 Thurlwood Avenue

Withington, Manchester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A Spacious and Extended Four Bedroom Semi Detached House
- Boasting an Impressive SQ FT
- Open Plan Living/Dining Room and a Modern Fitted Kitchen
- Three/Four Good Sized Bedrooms, Stylish Bathroom Suite with a Further Two Separate W/C'S
- Off Road Parking and a Private Rear Landscaped Garden
- Located Close to Both West Didsbury and Withington Villages



16 Thurlwood Avenue

Withington, Manchester

This spacious and beautifully extended four bedroom semi detached house presents an outstanding opportunity for families and professionals seeking generous living accommodation in a highly desirable location. The property boasts an impressive square footage, offering a flexible layout that has been thoughtfully designed to maximise the space on offer.

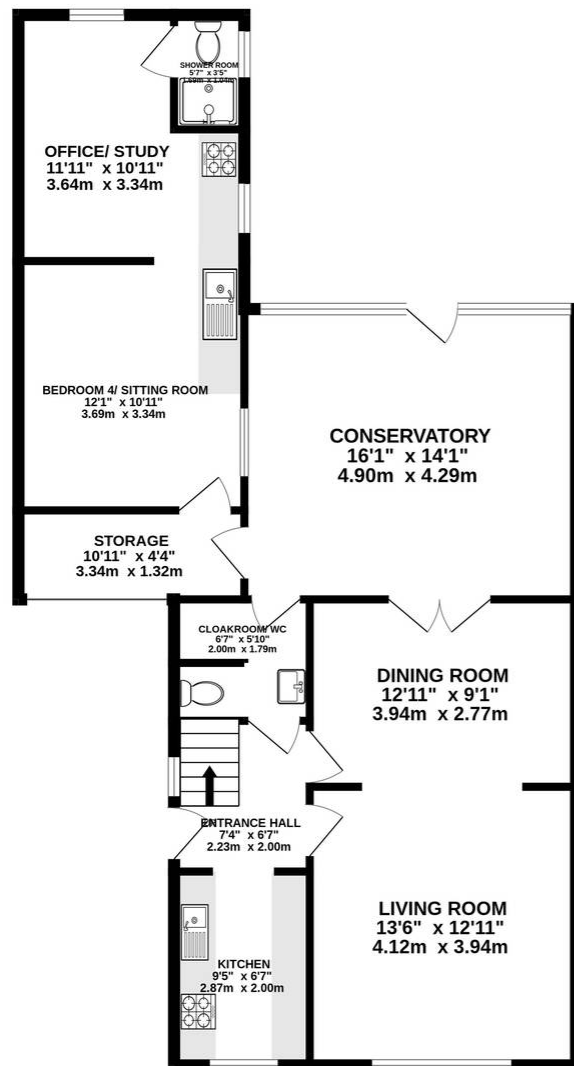
On entering, you are welcomed by a bright and inviting hallway, leading to an expansive open plan living and dining room, complete with a feature fireplace. The modern fitted kitchen is equipped with a comprehensive range of contemporary units. The hallway also provides access to a cloakroom with WC. To the rear of the ground floor you are greeted by a large conservatory. The conservatory provides further access to a guest suite which benefits from further flexible living accommodation and houses the forth bedroom, sitting room/office and shower room.

Upstairs, the property features three well proportioned bedrooms. The stylish bathroom suite is finished to a high standard, complemented by a further separate W/C for added convenience.

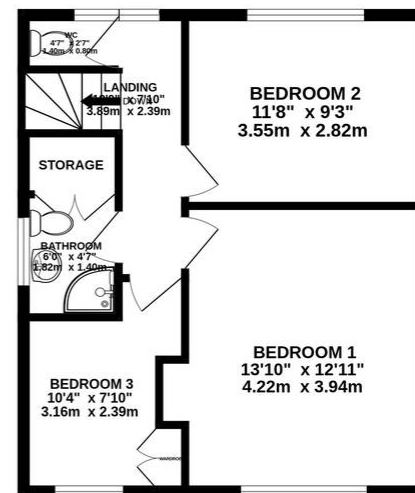
Additional benefits include off road parking, ensuring ease of access at all times. The location is particularly appealing, situated within easy reach of both West Didsbury and Withington villages, renowned for their vibrant array of independent shops, cafes, restaurants and excellent local amenities.



GROUND FLOOR
978 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.





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