

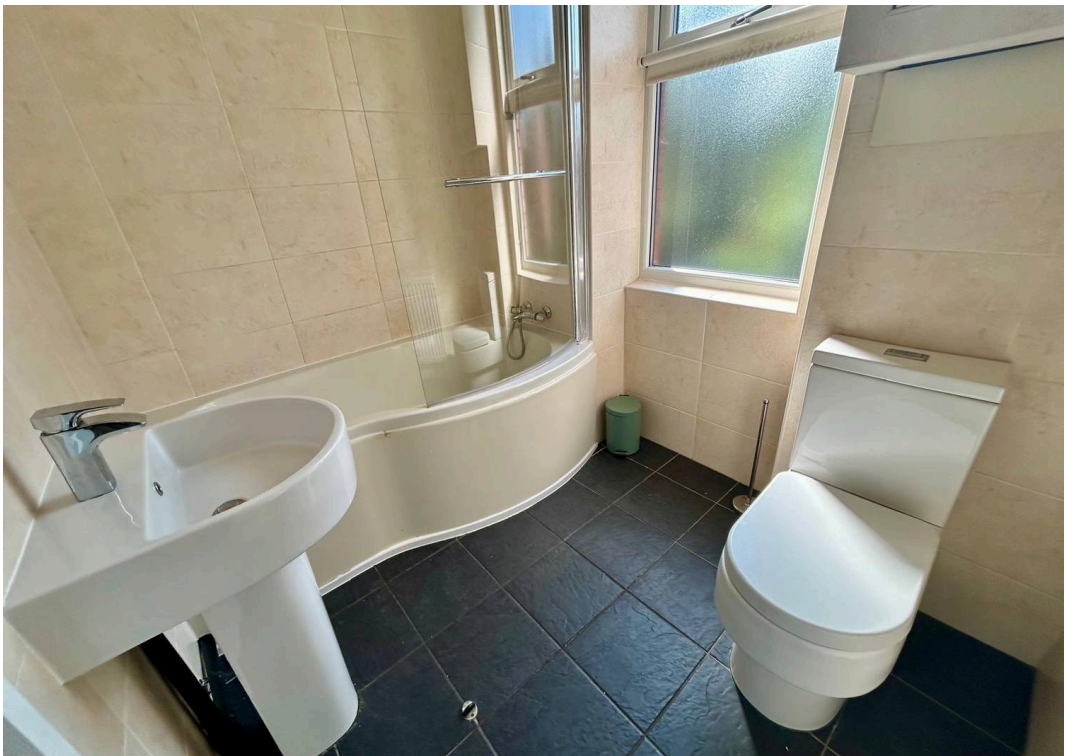


4 Park Gate Avenue, Withington
Manchester

£745,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



4 Park Gate Avenue

Withington, Manchester

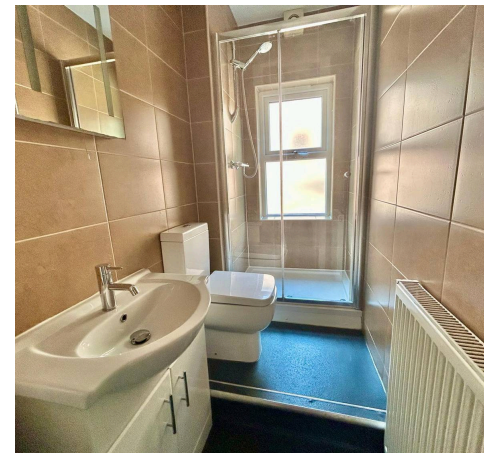
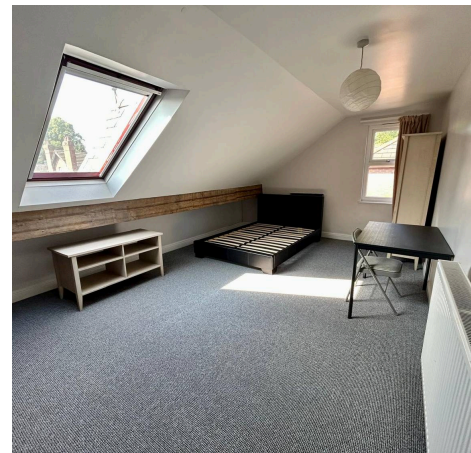
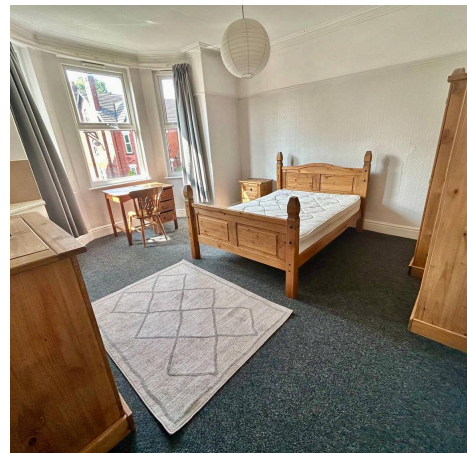
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A Spacious and Well Presented Edwardian, Period Semi Detached Property
- Retaining a Wealth of Features and Measuring an Impressive 2454 SQ FT
- Useful Cellars Which Could be Converted (STPP)
- Two Large Reception Rooms and a Modern Fitted Dining Kitchen
- Six Spacious Double Bedrooms Plus Office/Study Room
- Two Contemporary Bathrooms
- Attractive Frontage and a Rear Private Garden
- Only Moments From the Ever Popular Burton Road and Excellent Transport Links
- Offered to the Market with No Vendor Chain
- Valuable Off Road Parking



4 Park Gate Avenue

Withington, Manchester

A spectacular and immaculately presented bay fronted Edwardian end terrace property located on a quiet cul-de-sac and measures a highly attractive 2454 SQFT over four floors. Located only moments from the ever popular Burton Road with its array of bars, restaurants and excellent transport links. The property is offered to the market with No Vendor Chain and is a unique opportunity for buyers to purchase a spacious and attractive property with an array of period features. Internally, the property briefly comprises a welcoming entrance hallway with wood effect Camero tiling providing access to the cellars. To the front of the property is a bay-fronted living room featuring a stunning fireplace, corniced ceilings and picture rail. A spacious dining room at the back of the property, currently used as a bedroom, overlooking the rear garden with feature fireplace. Completing the ground floor is a modern dining kitchen with a central island, 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. The floor is served by a stylish three-piece contemporary bathroom and a modern three-piece shower room.

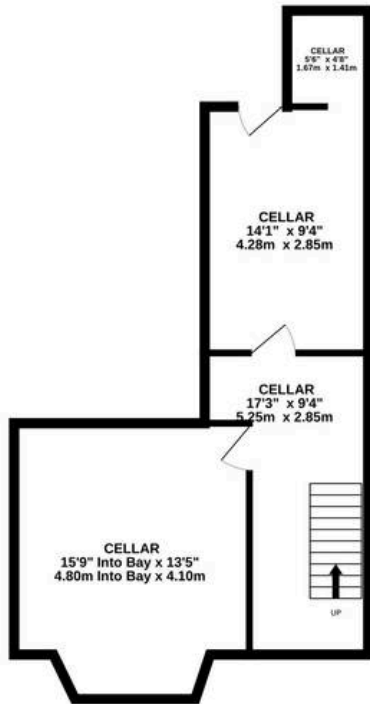
Completing the impressive internal accommodation, the second floor provides a further two well-proportioned double bedrooms plus a smaller room that could be used for an office or study.

Externally there is an attractive frontage and a rear private garden, currently being used for off road parking. The cellar provides useful storage space and offers excellent potential for conversion, subject to the necessary planning permissions (STPP).

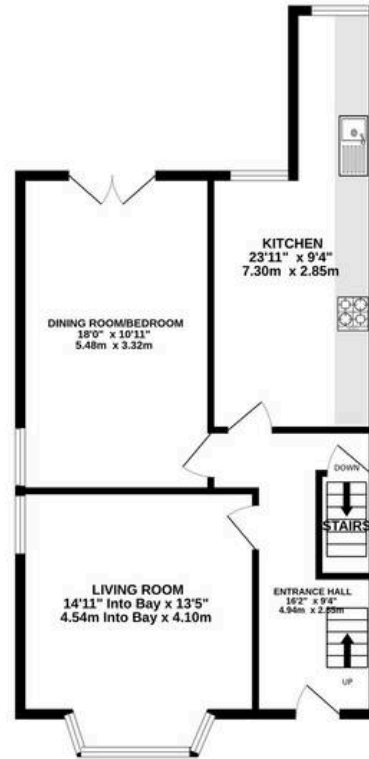
Offered to the market with No Vendor Chain.



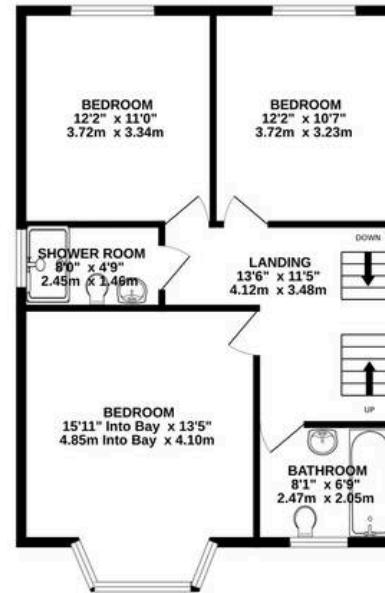
BASEMENT
481 sq.ft. (44.7 sq.m.) approx.



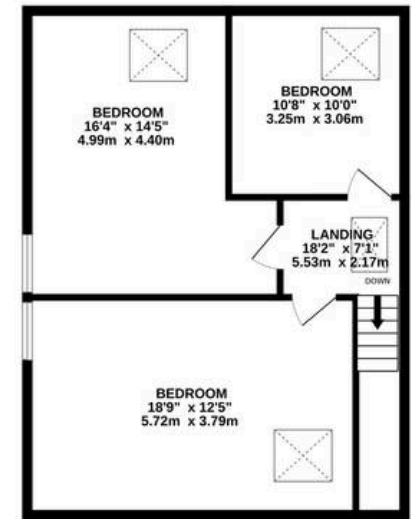
GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



2ND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 2454 sq.ft. (228.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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