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TOTAL FLOOR AREA : 1532 sq.ft. (142.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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8 WESTBOURNE GROVE
 WEST DIDSBURY, M20 1JA



ASKING PRICE £700,000

A VICTORIAN MANSION TERRACE with IMMACULATE PRESENTATION and DECEPTIVELY SPACIOUS accommodation throughout, featuring FIVE BEDROOMS, TWO BATHROOMS and a WONDERFUL OPEN PLAN LIVING/KITCHEN.

Occupying a South Westerly facing garden plot, the property is positioned on a quiet CUL-DE-SAC, conveniently located within a moment's walk to fashionable West Didsbury village, with the Metrolink station on Burton Road also within easy reach. Approx. 1478 Sq Ft

The bright and spacious accommodation offers a combination of period features and contemporary refurbishments.

The ground floor consists of a spacious reception hallway, which leads you to an impressive living room with a large bay window overlooking the garden frontage, as well as a high ceiling and fireplace.

To the rear of the property is a stunning open plan dining and kitchen area, perfect for everyday family life. The kitchen boasts sleek bespoke fitted cabinets with white quartz worktops and integrated appliances.

An opening from the dining room leads through to a further light and airy living room, featuring a Montrose log burner. There are also tri folding doors which take you out on the south facing patio.

The first floor reveals four well-proportioned bedrooms, all served by a well-appointed modern family bathroom featuring a walk in shower.

The stairs rise further to the second floor, leading you to the principal room, featuring exposed brick and skylights, flooding the room with natural light.

Externally the property is approached via a pathway, with a small garden frontage alongside.

To the rear is an attractive and fully enclosed, South Westerly facing village garden with space for patio furniture - offering an ideal space for al fresco dining and entertaining.

Freehold
Council Tax Band: D
Approx. 1478 Sq Ft

"A Victorian Mansion Terrace in West Didsbury Village"

