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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		76 C	
			83 B



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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission. The floorplans are for information only and should not be used as such. By any prospective purchaser, the services, fixtures and appliances shown have not been tested and no guarantee is made as to their operability or efficiency. ©2023





ASKING PRICE £599,950

A CHARMING four bedroom VICTORIAN terrace, with WELL PROPORTIONED and STYLISHLY PRESENTED accommodation throughout, located in the HEART OF FASHIONABLE WEST DIDSBURY VILLAGE, just a moment's stroll from trendy Burton Road with a wide range of independent shops, café bars and restaurants, as well as the Metrolink being within easy reach. Offered for sale with NO ONWARD CHAIN. 1386 Sq.Ft.

The beautifully presented accommodation is set over three floors and consists of a welcoming entrance hallway with stairs rising to the first floor. There is an elegantly proportioned living room with feature decorative fireplace and bay window, flooding the room with natural light. To the rear, is the further living room/dining room, also with a feature decorative fireplace. An opening leads through to the stylish kitchen, fitted with a selection of sleek contemporary units, complemented by quartz effect tops. There is ample space for table and chairs, creating an ideal spot for informal dining and entertaining. Double doors open out to the village garden.

Stairs rise from the hallway up to the first floor which reveals three well-proportioned double bedrooms, all served by the modern, well-appointed shower room. The second floor offers a bright and spectacular principal suite served by the elegant bathroom.

The property is approached via a beautiful patterned tiled pathway, with dwarf wall and original coping stones. To the rear is a fully enclosed stone paved village garden with space for patio furniture, perfect for outdoor entertaining in the warmer months.

Freehold
Council Tax Band: C
Approx. 1386 Sq.Ft

*"A Wonderful Four
Bedroom Victorian
Terrace In The Heart Of
West Didsbury Village"*

