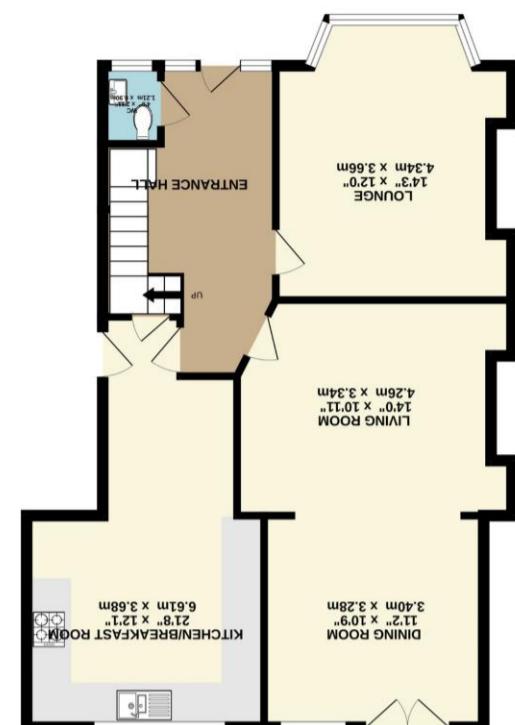
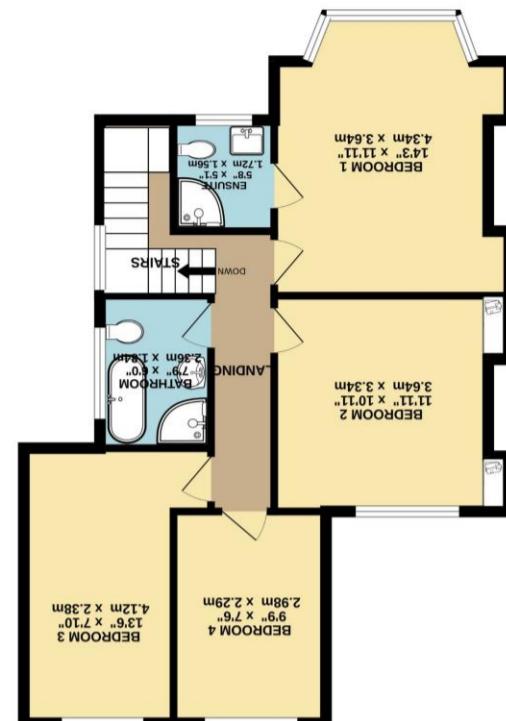


2022/23

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are approximate and no guarantee can be given. Site to plan proportions of 1:2000 are given.

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TOTAL FLOOR AREA: 1387 sq.ft. (128.9 sq.m.) approx.





ASKING PRICE £640,000

An ATTRACTIVE EXTENDED SEMI-DETACHED FAMILY HOME, with BRIGHT AND SPACIOUS ACCOMMODATION throughout, offered for sale with NO ONWARD CHAIN. 1387 Sq.Ft

The property boasts three reception rooms, extended breakfast kitchen, four bedrooms, two bathrooms and garden room. Positioned on a sought-after road, the property is located just a short stroll from the heart of Didsbury Village, offering an array of independent shops, cafe bars, restaurants and Metrolink on your doorstep, as well as being close to many reputable schools.

The accommodation consists of a welcoming entrance hall with WC and turning staircase rising to the first floor.

Opening to left of the hallway is the bay-fronted lounge enjoying views over the garden frontage. To the rear, is the elegantly proportioned living room, with bespoke alcove storage. The living room, flow seamlessly through to the dining room, with double doors out to the rear garden. Running alongside is the extended kitchen/Breakfast room, fitted with an ample selection of contemporary base and wall units, with space for appliances. There is an ideal area for a table and chairs – perfect for informal dining. A door off the breakfast area, provides access out to the side of the property.

The first floor reveals two well-proportioned double bedrooms, and two generous single bedrooms. The principal bedroom benefits from an en-suite shower room with electric shower, with the second double bedroom having bespoke fitted wardrobes. The floor is further served by the modern four-piece bathroom with whirlpool bath and combi shower.

There is a fully boarded and insulated loft, accessible from the second bedroom.

The property is approached via a block paved driveway with an area of garden frontage. A gate to the side of the property leads through to the rear enclosed garden, with patio area and an area of lawn beyond, all fringed by high-level fencing. There is a garden room with full insulation and electrics – ideal for use as a home office/gym.

Additionally the property benefits from CCTV cameras and wiring, Digital TV distribution unit installed and digital TV/ethernet cabling to kitchen, reception rooms and all bedrooms, security lights to the side and rear, and a maintained burglar alarm.

Freehold
Approx. 1387 Sq.Ft
Council Tax Band: D

*"An Attractive, Extended
Four Bedroom Semi-
Detached Home Offered
For Sale With No Onward
Chain"*

