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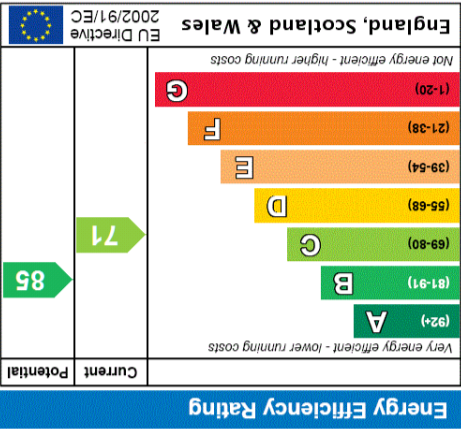
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no guarantee is given. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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1ST FLOOR
356 sq.ft. (33.0 sq.m.) approx.

GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



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PHILIP JAMES
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9 OLD MOAT LANE
WITHINGTON, M20 3EE



ASKING PRICE £450,000

An IMPRESSIVE EXTENDED four bedroom SEMI-DETACHED FAMILY HOME with STYLISH PRESENTATION throughout. Occupying a DISCREET POSITION the property is set back from the main road, located within striking distance of Withington and west didsbury villages, with their vast array of independent shops, café bars and restaurants, as well as excellent transport links into the city Centre. 980 Sq.Ft

The accommodation consists of an entrance hall with stairs rising to the first floor. There is a beautifully presented living room, with a large bay window enjoying views out over the garden frontage and bathing the room in natural light. Incorporated is the stylish kitchen fitted with an ample selection of wall and base units with breakfast bar – the room create the perfect space for day-to-day family living. Accessed from the living room is the understairs storage and WC/Utility room.

Further to the ground floor is a double bedroom and a study with direct access out to the rear garden.

The first floor reveals two double bedrooms and a single bedroom, ideal for use as a nursery or study.

The property is served by the well-appointed modern bathroom.

The property is approached via high level gates opening onto the driveway, providing parking for multiple cars, running alongside is a lawned area of garden frontage. A gate to the side of the property leads through to the rear hard landscaped enclosed garden – the perfect space for entertaining in the warmer months.

Freehold
Council Tax Band: A
Approx. 980 Sq.Ft

*"An Impressive Semi-
Detached Family Home"*

