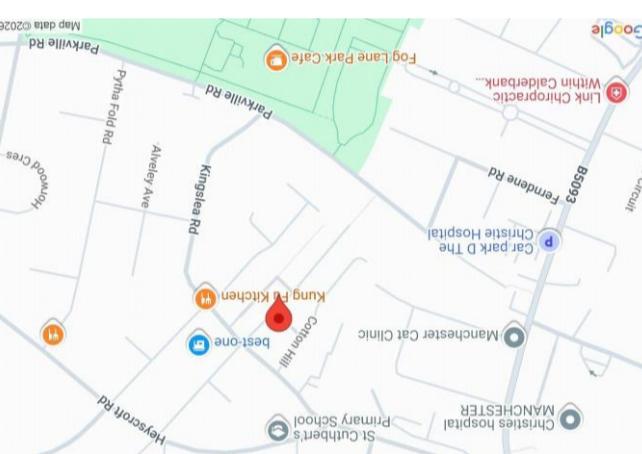
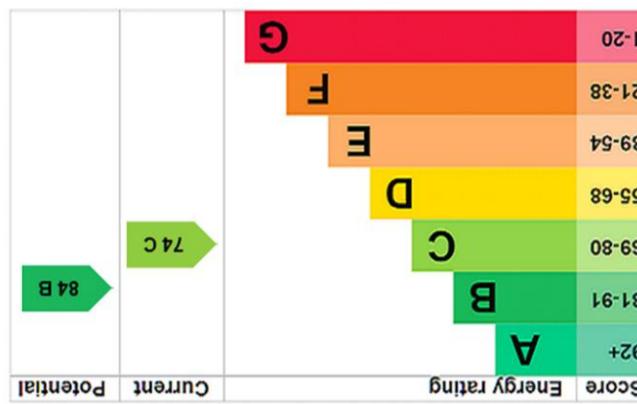


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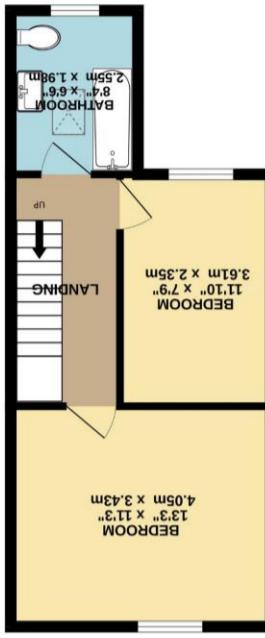


TOTAL FLOOR AREA: 1049 sq ft (97.5 sq.m.) approx.

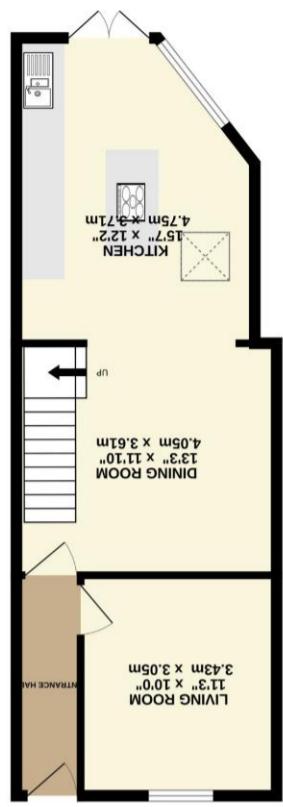
While every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and other features are approximate and no guarantee is given. No responsibility is accepted for any inaccuracies that may occur. Any intending purchasers must satisfy themselves as to the accuracy of the information contained in these particulars. No person in this firms employment has the authority to make or give any representation or warranty in respect of this property.



2ND FLOOR 207 sq ft (19.3 sq.m.) approx.



1ST FLOOR 136 sq ft (12.6 sq.m.) approx.



GROUND FLOOR 481 sq ft (44.7 sq.m.) approx.





## OFFERS OVER £400,000

A WELL-PRESENTED THREE BEDROOM EXTENDED PERIOD TERRACE with BRIGHT AND SPACIOUS ACCOMMODATION throughout, positioned on a SOUGHT AFTER CUL-DE-SAC within striking distance of both Withington and West Didsbury Villages, with their array of café bars, restaurants and shops. Offered for sale with NO ONWARD CHAIN. 1049 Sq.Ft

The accommodation consists of an entrance hall opening into the front room. To the rear is the spacious dining room with stairs rising to the first floor. The dining room flows seamlessly through to the open plan kitchen fitted with contemporary units and feature central island. The room is flooded in natural light from the skylight above, large picture window and double doors with views over the garden.

The first floor reveals two double bedrooms, served by the stylish modern bathroom.

The second floor is occupied by the principal suite with ensuite bathroom.

The property is approached by an area of garden frontage with picket fencing. To the rear is the enclosed South Westerly facing garden

Freehold  
Approx. 1049 Sq.Ft  
Council Tax Band: B

*"A Well-Presented  
Extended Period Terrace"*

