



10 Merston Drive
Didsbury, M20 5WT

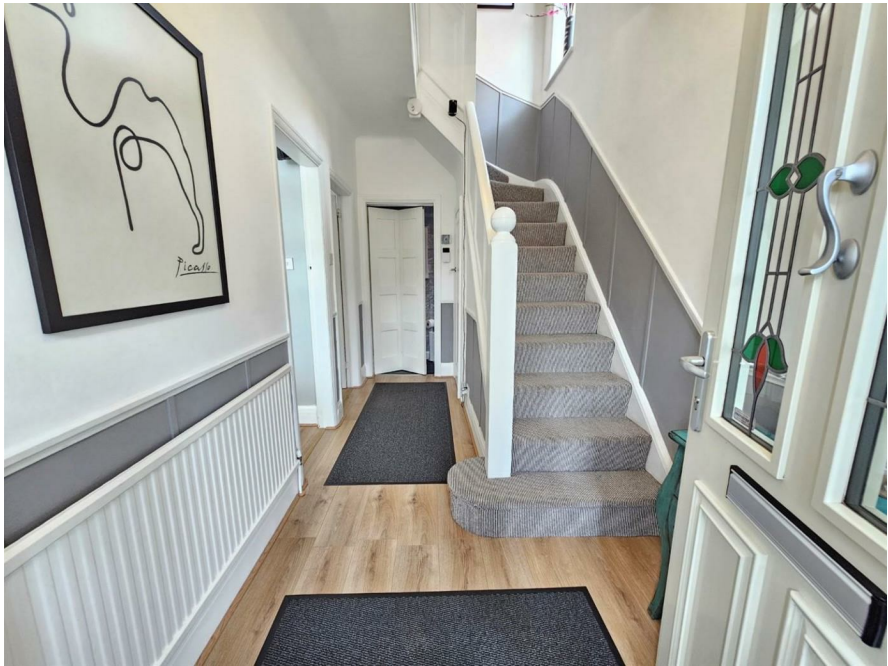
Offers In Excess Of
£475,000

We are delighted to bring to the property this stunning family home situated in a highly sought after location, which has been extended and updated to a high specification by the current owners. The house has three generous bedrooms, an extended kitchen dining room, utility and downstairs WC as well as being ideally located to offer catchment to the excellent local primary and secondary schools, along with the commuter routes and motorway networks.

In brief the property comprises entrance vestibule, entrance hall, living room, dining room, open plan kitchen/ breakfast room with bi-fold doors, utility room and downstairs WC. Upstairs the property has three generous bedrooms, a newly fitted bathroom, separate WC and stairs lead to a very useful loft room. Outside to the front is a driveway which is mainly laid with flagged paving providing parking for several cars, along with a lawned area and mature planting. To the side of the house the flagged paving leads to a generous garage and to the rear, the garden is mainly laid to lawn with raised beds, mature planting and a large raised decked area. Solar panels come with the house which is a great addition to save money on utilities.

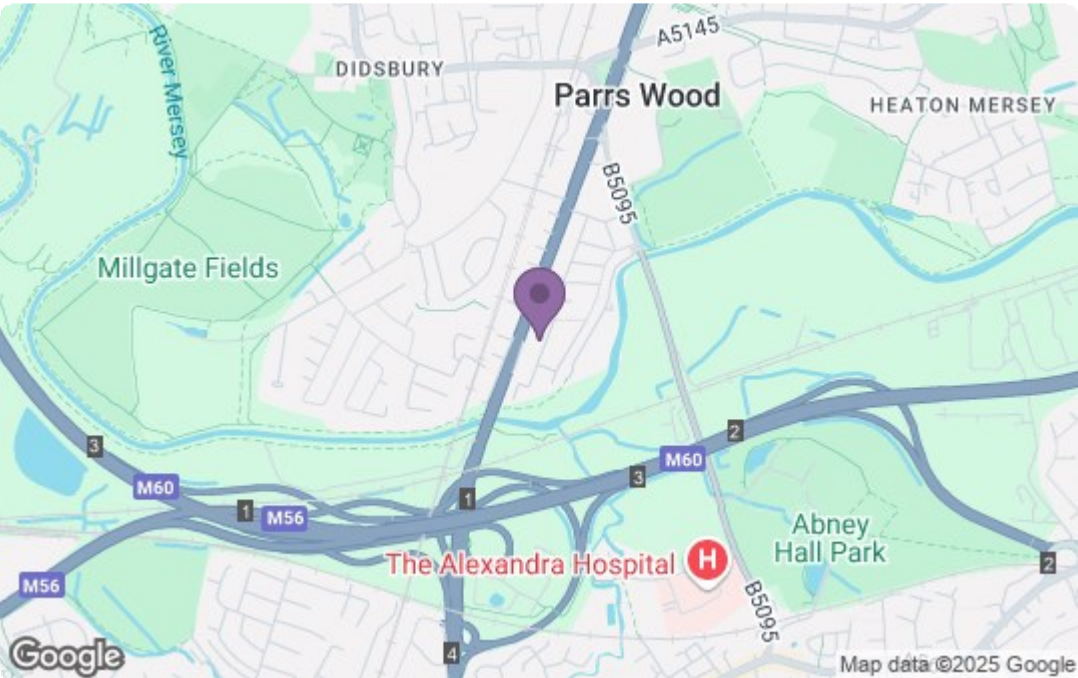
First to see will buy!





ENTRANCE HALL



WC





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		61	86
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
England  Wales 			
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
England  Wales 			

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.