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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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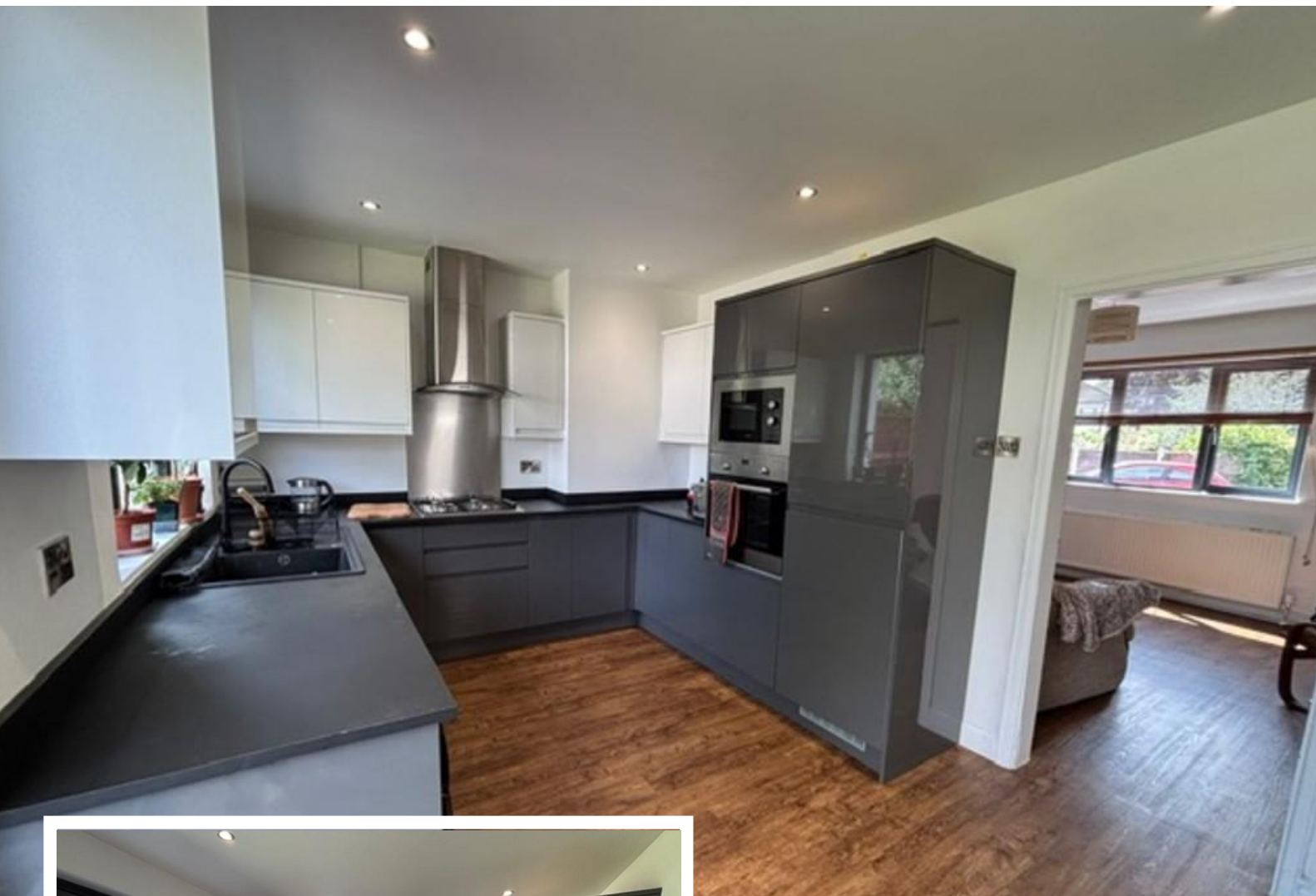
Culbert Ave, Didsbury

Asking Price Of £435,000

- An attractive 3 Bedroom Semi Detached
- A good sized Lounge
- Modern Fitted Kitchen/Diner
- Sliding Patio door to Rear Garden
- Contemporary Shower Room
- Double glazed windows
- Combi gas central heating
- External wall insulation throughout



12 Culbert Ave, Didsbury, Manchester, M20 6HB



Property Description

An attractive 3 bedroom semi -detached located in a small pleasant cul-de-sac location, this splendid home briefly comprises entrance vestibule, a good sized lounge, lovely modern fitted dining kitchen with sliding patio door providing access and delightful views to rear garden, 3 good sized bedrooms and contemporary shower room, paved driveway to front providing ample off road parking with access to side leading to enclosed rear garden, double glazed windows and combination gas central heating have been installed, the present owner has installed external wall insulation throughout providing warm and comfortable living, conveniently positioned for highly regarded good local schools and a short walk to the village and Metro, early viewing of this fine home is a must.

THE ACCOMMODATION COMPRISES BRIEFLY:

ENTRANCE HALLWAY

LOUNGE: 14ft 6in x 13ft 2in

FITTED KITCHEN DINER: 17ft 5in x 9ft 8in



FIRST FLOOR

BEDROOM 1: 13ft 2in x 11ft 2in

BEDROOM 2: 11ft 2in x 9ft 8in

BEDROOM 3: 9ft 11in x 6ft 1in

CONTEMPORARY SHOWER ROOM

OUTSIDE: To the front is a paved driveway providing ample off road parking. Access to side leading to an enclosed mainly laid to lawned rear garden with full length flagged paved patio area to the side.

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