



EMMA
HATTON
LTD

Wilderswood Close

£375,000



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.

- Delightful Detached Family Home
- Open plan lounge/Dining room
- Modern Fitted kitchen
- Three Bedrooms
- Shower Room
- Warmed by GCH
- UPVC Double glazed
- Gardens to front and rear

396 Barlow Moor Road
Manchester
Lancashire
M21 8BH

www.emmahatton.co.uk
admin@emmahatton.co.uk
0161 860 0870

 **rightmove**.co.uk
The UK's number one property website



8 Wilderswood Close , Withington, M20 4XU



Property Description

We are delighted to offer for sale this Three bedroomed detached family home Enviably situated between Withington and Didsbury Village. Within easy reach of main commuter links. Located within the catchment area for popular schools. The property comprises of Entrance hallway, Open plan lounge though to dining room with French door to rear garden providing access to delightful private enclosed garden to rear, modern fitted kitchen, Three bedrooms, Shower room, Warmed by Gas central heating, UPVC double glazed throughout, Open aspect garden to front with driveway provide off road parking for two cars, central heating and double glazing throughout. Viewing essential.

THE ACCOMMODATION COMPRISES BRIEFLY:

ENTRANCE HALLWAY

LOUNGE 12' 4" x 14' 8" (3.78m x 4.48m)

DINNING AREA 7' 2" x 8' 8" (2.20m x 2.66m)

KITCHEN 8' 1" x 29' 2" (2.48m x 8.9m)



FIRST FLOOR

BEDROOM 1 8' 11" x 13' 8" (2.74m x 4.18m)

BEDROOM 2 8' 11" x 9' 8" (2.74m x 2.96m)

BEDROOM 3 6' 3" x 9' 9" (1.92m x 2.98m)

SHOWER ROOM

OUTSIDE To the front is a lawned open aspect garden. Paved driveway proving off road parking. Private enclosed lawned garden to rear. Matures shrubs. Paved patio to the immediate rear.