Skyline, Plot 81 Pitsford Road, Manchester, Greater Manchester, M40 8QX

£424,995

PROPERTY PERSPECTIVE

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PROPERTY PERSPECTIVE

Ground Floor

Kitchen 10'5" x 10'11" (3.20m x 3.33m)

Family/Dining 9'5" x 14'8" (2.88m x 4.48m)

Living Room 11'7" x 16'2" (inc. bay) (3.54m x 4.94m (inc. bay))

Utility 6'0" x 5'7" (1.84m x 1.71m)

Cloakroom 3'2" x 6'9" (0.97m x 2.08m)

First Floor

Bedroom 1 9'8" x 15'0" (inc. bay) (2.96m x 4.59m (inc. bay))

Bedroom 1 En Suite 7'3" x 4'5" (2.22m x 1.35m)

Bedroom 2 9'3" x 11'4" (2.83m x 3.46m)

Bedroom 3 9'11" x 9'4" (max) (3.03m x 2.87m (max))

Bedroom 4 10'4" x 7'9" (3.17m x 2.38m)

Bathroom 6'3" x 6'9" (1.91m x 2.08m)

External

Single detached garage

The Didsbury — Four bedroom home

First Floor

Bedroom 1	2.96m x 4.59m (inc. bay)	9'9" x 15'1" (inc. bay)
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m (max)	9'11" x 9'5" (max)
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m x 2.08m	6'3" x 6'10"

Ground Floor

Kitchen	3.20m x 3.33m	10'6" x 10'11"
Family/Dining	2.88m x 4.48m	9'6" x 14'8"
Living Room	3.54m x 4.94m (inc. bay)	11'7" x 16'3" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on the floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. SC/CB/50/SB/D41/N.