



*Jordan fishwick*

**DIDSBURY**  
Gillbrook Road



## Gillbrook Road, Didsbury, M20 6WH

Offers Over £525,000



### The Property

A BEAUTIFULLY PRESENTED, THREE DOUBLE BEDROOM, TERRACE PROPERTY WITH A FULL WIDTH GROUND FLOOR EXTENSION, CONVERTED ATTIC, USEFUL BASEMENT AND IDEAL SETTING WITHIN A STONE'S THROW OF DIDSBURY VILLAGE AND DIDSBURY PARK. 1327 sq ft. This delightful home enjoys the perfect setting and is presented to the highest of standards throughout, with an open plan, fully integrated, bespoke family kitchen with pantry larder and bi-fold door opening to the rear courtyard, separate lounge with bay window and cast iron fireplace, downstairs WC, three double bedrooms, contemporary bathroom with vanity unit & sensor light, integrated laundry basket, walk-in shower and 'soft close' toilet, and a most useful basement providing excellent storage. In addition, the property is warmed by gas central heating, which is further complemented by double glazed windows. Set behind a small cottage garden to the front, with an enclosed walled flagged courtyard to the rear.

### Directions

M20 6WH



- Beautifully presented terrace cottage
- Full width ground floor extension
- Three double bedrooms
- Living space over three floors
- Contemporary shower room & downstairs WC
- Fully integrated bespoke family kitchen
- Fitted bedroom furniture
- Gas central heating & double glazing
- Useful basement
- Walled courtyard garden to rear

Postcode - M20 6WH

EPC Rating - C

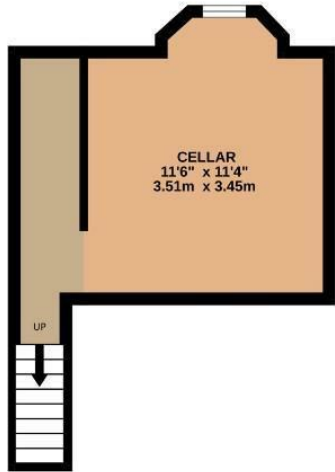
Floor Area - 1327.00 sq ft

Local Authority - Manchester City Council

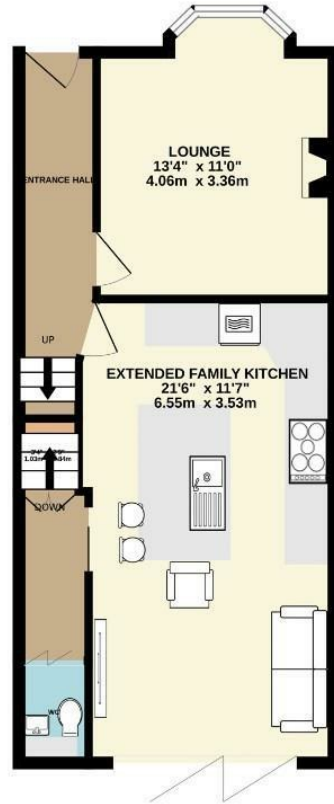
Council Tax - C



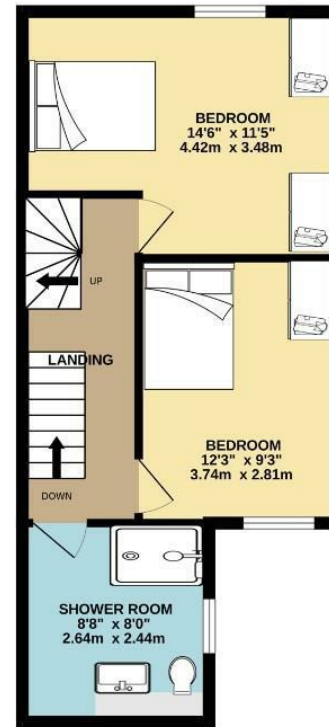
**BASEMENT**  
195 sq.ft. (18.1 sq.m.) approx.



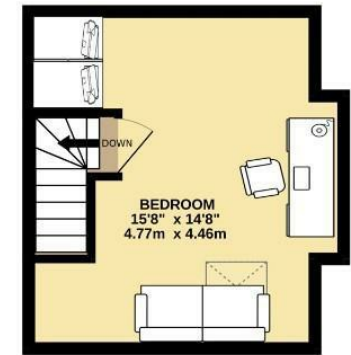
**GROUND FLOOR**  
488 sq.ft. (45.3 sq.m.) approx.



**1ST FLOOR**  
427 sq.ft. (39.6 sq.m.) approx.



**2ND FLOOR**  
218 sq.ft. (20.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1327 sq.ft. (123.3 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

757-759 Wilmslow Road, Didsbury Village, Manchester

**0161 445 4480**

didsbury@jordanfishwick.co.uk  
www.jordanfishwick.co.uk