



*jordan fishwick*

**WEST DIDSBURY**  
Longton Avenue



# Longton Avenue, West Didsbury, M20 3JN

Guide Price £725,000



## The Property

An impressive four bedroom, bay fronted, semi detached family home offering over 2,000 sq ft of superbly presented living space over three floors, coupled with a lovely south westerly facing garden and a great location on a select cul-de-sac in West Didsbury. In outline comprising :- Entrance porch, generous entrance hall with separate WC off, two impressive principal reception rooms, garden room, family kitchen extending over 22ft and an excellent utility room on the ground floor, with the spacious first floor landing giving way to three excellent bedrooms, the main with a modern en-suite shower room and walk-in wardrobe and the luxury family bathroom with four-piece suite. At second floor level is a further bedroom extending over 25ft with eaves storage. Externally, there is a garden and driveway to the front, with a block paved patio area, lawned garden and mature borders to the rear.

## Directions

M20 3JN



- Impressive four bedroom family home
- Beautifully presented living space over 2,000 sq ft
- South westerly facing rear garden
- Two generous reception rooms and garden room
- Family kitchen extending over 22ft
- Useful utility room & downstairs WC
- Master with en-suite & walk-in wardrobe
- Luxury family bathroom
- Stained glass windows and wood floor
- Located on a select cul-de-sac

Postcode - M20 3JN

EPC Rating - C

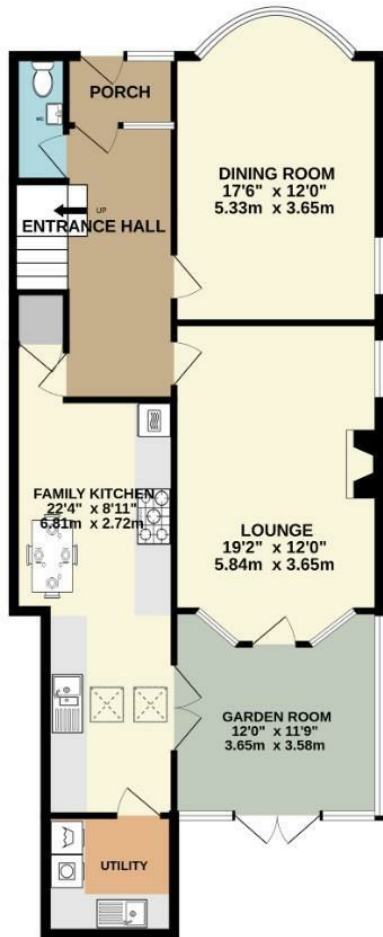
Floor Area - 2148.00 sq ft

Local Authority - Manchester City Council

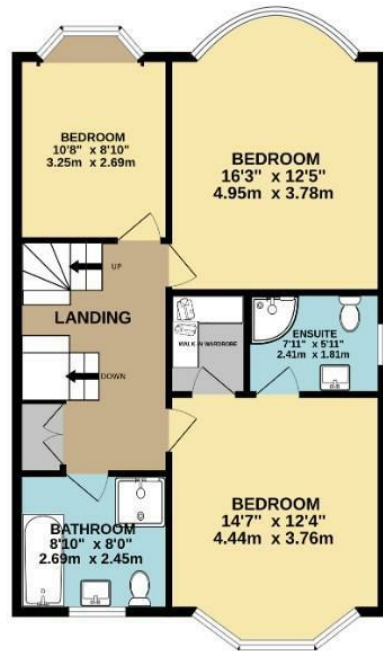
Council Tax - E



GROUND FLOOR  
979 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



2ND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 2148 sq.ft. (199.5 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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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