



*Jordan fishwick*

**WEST DIDSBURY**  
Calluna Mews





## Calluna Mews, West Didsbury, M20 3BF

Offers Over £525,000



### The Property

A STUNNING TOWNHOUSE forming part of a PRESTIGIOUS GATED DEVELOPMENT known as Calluna Mews, set back from Palatine Road and overlooking THE ALBERT TENNIS CLUB, with a delightful enclosed garden and two allocated parking spaces. The living space has been greatly enhanced by the current owners and includes a brick covered storm porch, entrance hall with spindle staircase to the first floor, open plan family kitchen/dining room with French doors opening to the rear garden, a comprehensive range of units and 'Neff' integrated appliances and a useful WC to the ground floor. The first floor landing enjoys a full-length picture window with study area and in turn gives way to two double bedrooms, the master (currently used as an additional living room) with a lovely balcony overlooking the tennis courts and en-suite shower room, with a further master bedroom with freestanding furniture and the main impressive bathroom being found off the galleried second floor landing. Externally, the property forms part of an attractive gated courtyard development with two parking spaces and well tended grounds.

### Directions

M20 3BF





- Stunning Townhouse
- Prestigious gated development
- Delightful views over Albert Tennis Club
- Superb location in West Didsbury
- Three excellent double bedrooms (originally four)
- Contemporary kitchen with integrated appliances
- Living room with French doors to rear garden
- Modern main bathroom & En-suite shower room
- Downstairs WC & galleried landings
- Two allocated parking spaces

Postcode - M20 3BF

EPC Rating - C

Floor Area - 1171.00 sq ft

Local Authority - Manchester City Council

Council Tax - F

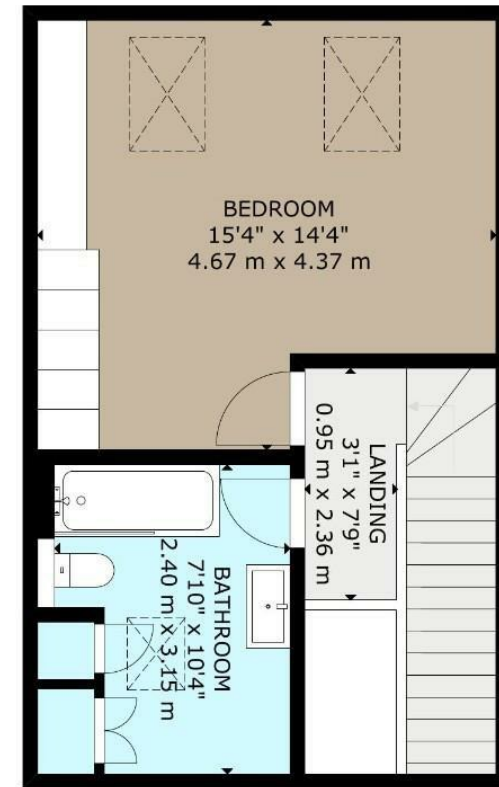




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
TOTAL: 108 m<sup>2</sup>/1,171 sq ft  
FLOOR 1: 36 m<sup>2</sup>/392 sq ft, FLOOR 2: 38 m<sup>2</sup>/411 sq ft, FLOOR 3: 34 m<sup>2</sup>/368 sq ft  
EXCLUDED AREA: BALCONY: 3 m<sup>2</sup>/27 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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

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