



*jordan fishwick*

**WEST DIDSBURY**  
Moorfield Road



## Moorfield Road, West Didsbury, M20 2UY

Guide Price £975,000



### The Property

A MAGNIFICENT DOUBLE FRONTED, SIX DOUBLE BEDROOM, EDWARDIAN SEMI DETACHED FAMILY RESIDENCE WITH 3860 SQ FT OF LIVING SPACE ARRANGED OVER FOUR FLOORS AND AN IDEAL LOCATION TOWARDS THE HEAD OF A POPULAR RESIDENTIAL CUL-DE-SAC IN WEST DIDSBURY. Retaining a wealth of beautiful original period features and character throughout to include stained glass windows, picture rails, ceiling cornices, a cast iron fireplace and period doors all typical of the era of construction. The wonderfully proportioned living space in outline comprises:- Reception hallway, lounge, separate dining room, breakfast kitchen, utility and WC to the ground floor, three double bedrooms and bathroom to the first floor, with a further three double bedrooms and bathroom on the second floor. The basement boasts an impressive living area, fitted breakfast kitchen, bathroom, separate WC and two additional storage chambers. Externally, attractive gardens extend to the front and rear with a timber decked seating area and shared driveway.

### Directions

M20 2UY



- Magnificent family residence
- Beautiful period features
- 3860 sq ft of living space over four floors
- Six double bedrooms & two bathrooms
- Two impressive reception rooms
- Fitted breakfast kitchen
- Utility & Downstairs WC
- Substantial basement
- Attractive gardens to the front & rear
- Select cul-de-sac in West Didsbury

Postcode - M20 2UY

EPC Rating - D

Floor Area - 3860.00 sq ft

Local Authority - Manchester City Council

Council Tax - F





GROSS INTERNAL AREA  
 TOTAL: 359 m<sup>2</sup>/3,860 sq ft  
 BASEMENT: 94 m<sup>2</sup>/1,008 sq ft, FLOOR 1: 97 m<sup>2</sup>/1,048 sq ft  
 FLOOR 2: 97 m<sup>2</sup>/1,040 sq ft, FLOOR 3: 71 m<sup>2</sup>/764 sq ft  
 EXCLUDED AREA: PATIO: 7 m<sup>2</sup>/78 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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