



jordan fishwick

WEST DIDSBURY
Holly Royde Close



Holly Royde Close, West Didsbury, M20 3HR

Guide Price £895,000



The Property

A MAGNIFICENT TOWNHOUSE HAVING BEEN SKILFULLY EXTENDED, ENJOYING A GENEROUS CORNER PLOT WITHIN A SELECT DEVELOPMENT, SET IN THE FORMER GROUNDS OF HOLLY ROYDE HOUSE. 2722 sq ft. The stylish living space is arranged over three floors, with the centrepiece being a superb open plan family kitchen area with bi-fold doors to the rear garden, comprehensively fitted kitchen and central island., lounge area with oak floor and a useful utility room with WC off. In addition, a play room/study area, hallway with cloaks cupboard and an integral garage complete the ground floor. The first floor gives way to two spacious double bedrooms, with a balcony, walk-in dressing area and contemporary en-suite shower room off the main. At second floor level are a further three double bedrooms, en-suite shower room and spacious family bathroom. A driveway at the front and side provides ample parking, whilst to the rear and side is a mature garden.

Directions

M20 3HR



- Magnificent extended townhouse
- Impressive open plan living area
- Comprehensively fitted kitchen
- Five double bedrooms
- Three bathrooms
- Study/play room
- Utility & Wc
- Integral garage
- Large corner plot
- Great locatoin on a select development

Postcode - M20 3HR

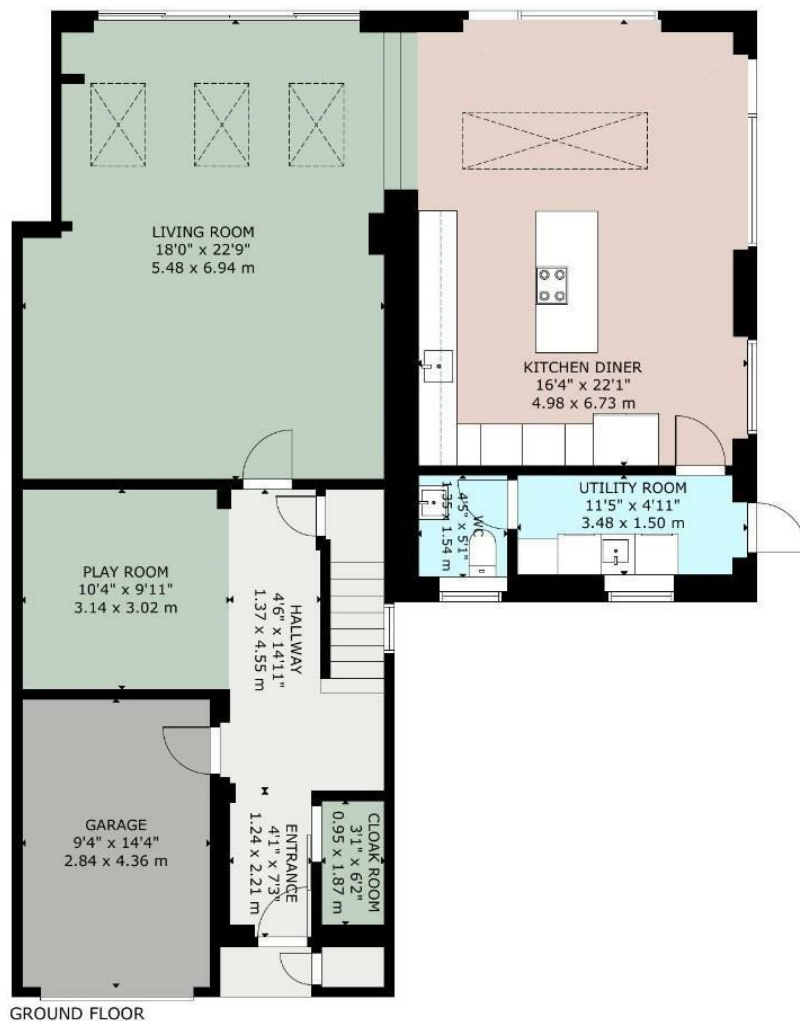
EPC Rating - C

Floor Area - 2722.00 sq ft

Local Authority - Manchester City Council

Council Tax - F





GROSS AREA
TOTAL: 252 m²/2,722 sq.ft
GROUND FLOOR: 110 m²/1,188 sq.ft, FIRST FLOOR: 65 m²/700 sq.ft, SECOND FLOOR: 57 m²/610 sq.ft
OTHER AREAS: BALCONY: 8 m²/91 sq.ft, GARAGE: 12 m²/133 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

jordanfishwick



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