



jordan fishwick

WEST DIDSBURY
Sandhurst Avenue



Sandhurst Avenue, West Didsbury, M20 1ED

Guide Price £550,000



The Property

An appealing family home located on a popular West Didsbury Avenue, just a short stroll from Burton Road with its fantastic range of independent shops, bars, restaurants and the Metrolink. Having been significantly extended to the rear to create a large dining kitchen, it also has the huge benefit of a separate garden office and detached brick built garage. Well presented throughout with both gas central heating and uPVC double glazing, the living space includes three bedrooms, bathroom with white suite, main living room, superb dining kitchen with a comprehensive range of units, breakfast bar and integrated appliances with a separate reception room off, entrance porch and a good sized entrance hall with downstairs WC. A block paved driveway provides parking with an adjoining slate chipped front garden, whilst to the rear is a westerly facing lawned garden and decked seating area, in addition to the garage & garden office.

Directions

M20 1ED



- Superb extended family home
- Cul-de-sac location in West Didsbury
- Impressive separate garden office
- Gardens front & rear, driveway & garage
- Three bedrooms & family bathroom
- Entrance porch, hallway & downstairs WC
- Living room with attractive fireplace
- Separate sitting room
- Comprehensively fitted dining kitchen
- Double glazed throughout & gas central heating

Postcode - M20 1ED

EPC Rating - B

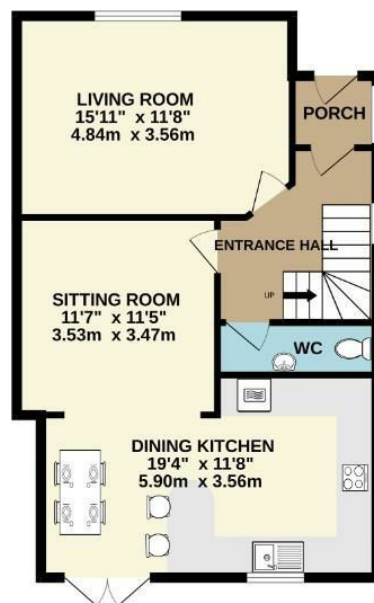
Floor Area - 1274.00 sq ft

Local Authority - Manchester City Council

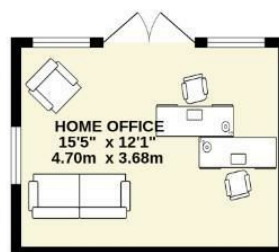
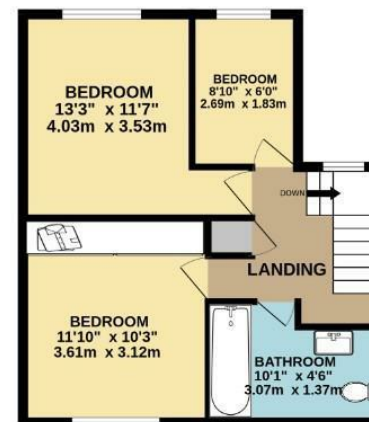
Council Tax - C



GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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

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