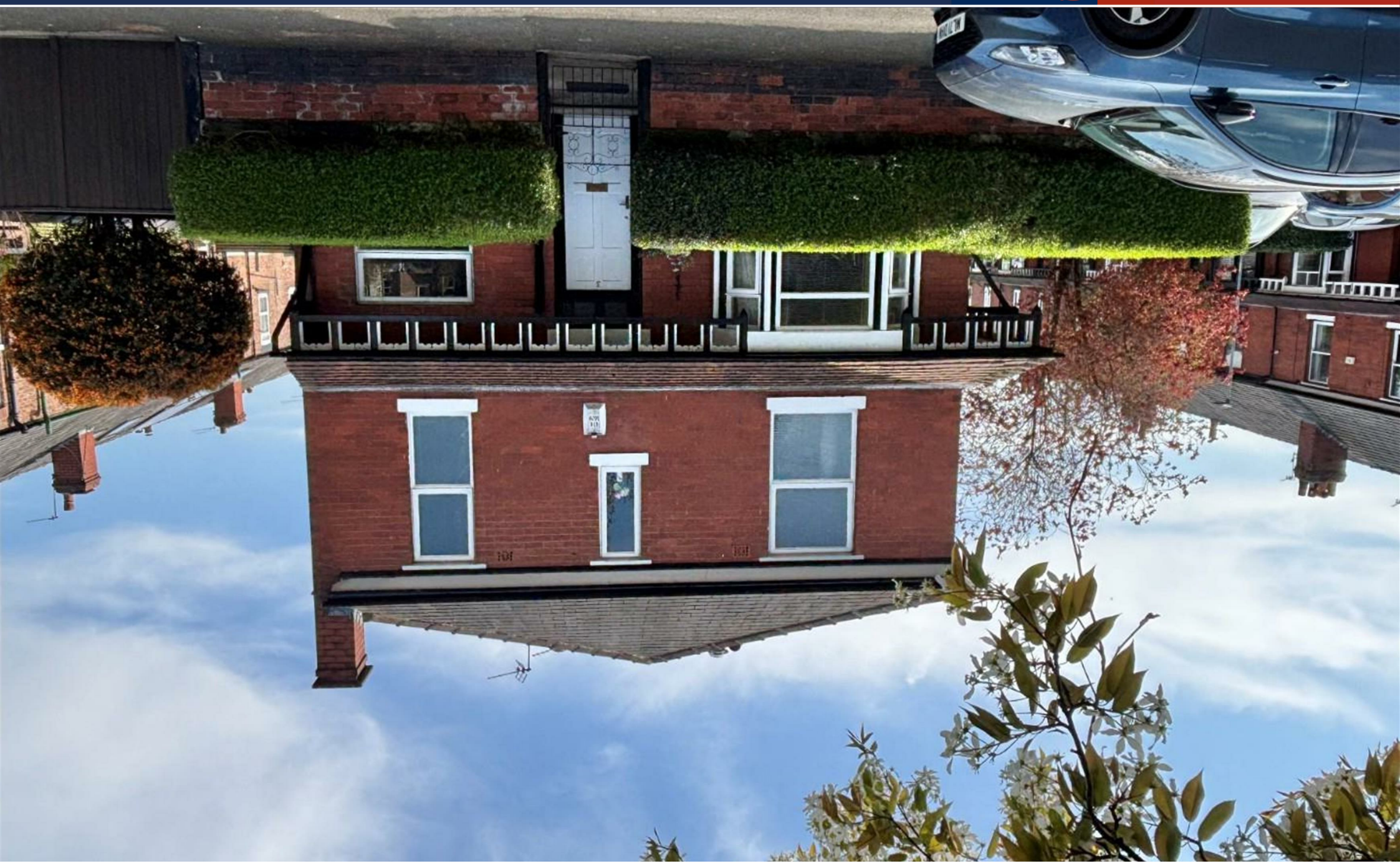
jordan fishwick

# Bottesford Avenue
West Didsbury



BASEMENT
282 sq.ft. (26.2 sq.m.) approx.

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.

1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.

TOTAL FLOOR AREA : 1341 sq.ft. (124.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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757-759 Wilmslow Road, Didsbury, Manchester, M20 6RN

0161 445 4480

didsbury@jordanfishwick.co.uk
www.jordanfishwick.co.uk

# Bottesford Avenue, West Didsbury M20 2LF

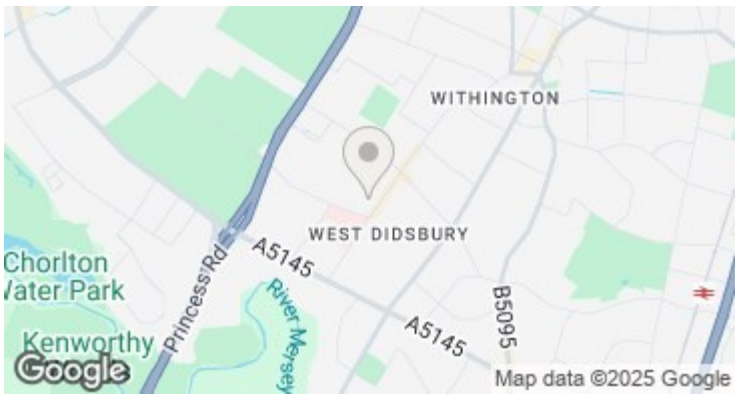
£485,000

## The Property

A charming and beautifully maintained, double fronted, end terrace property offering a superb level of living space, coupled with a fantastic location in the heart of West Didsbury, just off Burton Road. The vibrant shops, bars and restaurants of West Didsbury, along with the Metrolink are all close at hand and as such it provides a great opportunity for professionals and small families alike. Inside, there is a lovely blend of original character alongside todays more modern comforts, with numerous noteworthy features including a superb living room extending over 23ft with dual aspect bay windows, a generous L-shaped dining kitchen with a range of fitted units and uPVC double glazed French doors opening to the rear courtyard garden, three good sized bedrooms, modern bathroom with chrome fittings, generous landing over 21ft and a useful basement. Outside, there is access to three sides of the property, including an enclosed walled courtyard garden with ample space for garden furniture, raised flowerbeds and double timber gates. Council Tax band C.

## Directions

M20 2LF



- Superb double fronted end terrace
- Beautifully maintained living space
- Generous living room with dual aspect bay windows
- L-shaped dining kitchen
- Three good sized bedrooms
- Modern bathroom
- Useful basement
- Attractive walled courtyard garden
- Ideal West Didsbury location
- Close to Burton Road & the Metrolink

Postcode - M20 2LF

EPC Rating - D

Floor Area - 1341.00 sq ft

Local Authority - Manchester City Council

Council Tax - C