



*jordan fishwick*

**WEST DIDSBURY**  
Bottesford Avenue





# Bottesford Avenue, West Didsbury, M20 2LF

## £2,100 Per Calendar Month



### The Property

\*\*\* AVAILABLE NOW \*\*\* A superb, double fronted, two double bedroom Victorian property having been refurbished to an extremely high standard, with stylish living space over four floors. Coupled with a great location in the heart of fashionable West Didsbury it is ideal for a couple, professional sharers (max 2) or a small family. Bespoke fitted kitchen with integrated Neff appliances and central island with a wine cooler, dual aspect living room with fitted dining area, impressive basement with cinema room & contemporary shower suite. To the first floor are two double bedrooms, each with luxurious en-suites, with a further mezzanine double bedroom and ample eaves storage. Bi-fold doors lead you out to an enclosed courtyard garden with a 'Vitcas' outdoor pizza oven and decked seating area. uPVC double glazing and gas central heating throughout. Fully Furnished. 6 month tenancy only, initially. To view please contact our Didsbury office.

View our Virtual Tour Here - <https://youtu.be/2yOaiCoIMoc>

EPC Rating C // Council Tax Rating C

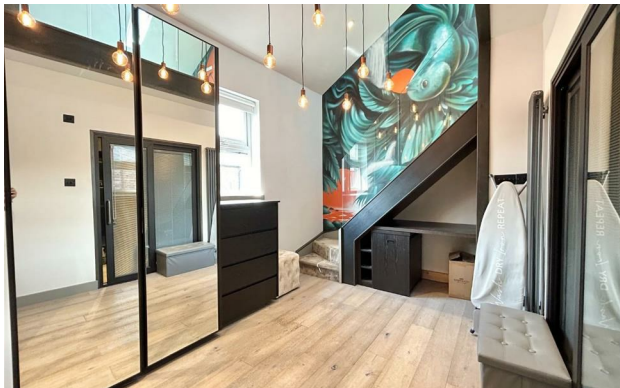
### Directions

### M20 2LF





- Available Now
- Two Double Bedrooms & Mezzanine
- Fully Furnished
- Refurbished to an Extremely High Standard
- Converted Basement with Cinema Room
- 6 Month Let Initially
- Central West Didsbury Location
- Enclosed Courtyard Garden with Decked Seating Area
- Council Tax Band C
- EPC Rating C



Postcode - M20 2LF

EPC Rating - C

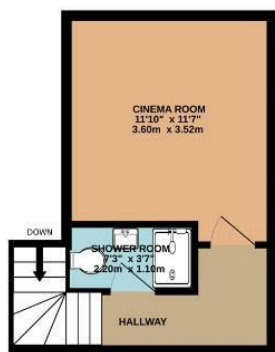
Floor Area - 1440.00 sq ft

Local Authority - Manchester City Council

Council Tax - C



**BASEMENT**  
234 sq.ft. (21.7 sq.m.) approx.



**GROUND FLOOR**  
520 sq.ft. (48.4 sq.m.) approx.



**1ST FLOOR**  
500 sq.ft. (46.4 sq.m.) approx.



**2ND FLOOR**  
186 sq.ft. (17.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1440 sq.ft. (133.8 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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