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

08++ 5++ 1910

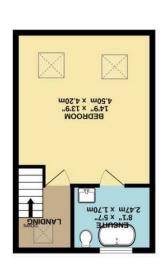
757-759 Wilmslow Road, Didsbury, Manchester, M20 6RN

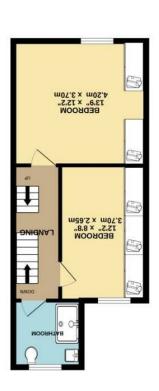
Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

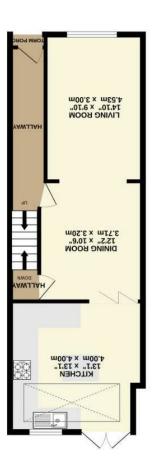
These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser 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.

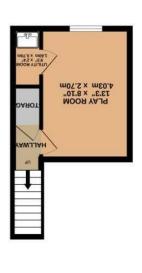


TOTAL FLOOR AREA: 1419 sq.ft. (131.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2050









200 sq.ft. (28.3 sq.m.) approx.

157 FLOOR 400 aq.ft. (37.1 aq.ft...) approx 236 sq.ft. (49.8 sq.m.) approx.

BASEMENT 178 sq.ft. (16.6 sq.m.) approx.







Perrygate Avenue, West Didsbury M20 1JR

£560,000





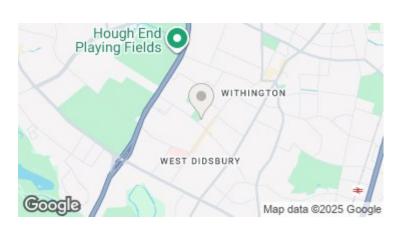


The Property

A beautifully presented, three double bedroom, garden fronted terrace property forming part of a select cul-de-sac in the heart of West Didsbury, with a professional loft conversion, an attractive south-easterly decked garden to the rear and views over Cavendish Road Park. The internal living space extends to 1419 sq ft, with both gas central heating and uPVC double glazed windows in place. In outline comprising:- Covered porch, entrance hall, generous through lounge/dining room, comprehensively fitted extended kitchen with glass ceiling and French doors opening to the rear garden. Converted basement with utility room, whilst the first floor landing gives way to the two bedrooms both with fitted wardrobes and newly fitted family shower room. To the second floor master bedroom suite, extended over 14ft with modern fitted en-suite. Perrygate Avenue enjoys a great location, being within a short stroll of the Metrolink and Burton Road with its array of cafés, restaurants & shops. The motorway network, City Centre and Manchester Airport are all close at hand.

Directions

M20 1JR



- Great cul-de-sac location in West Didsbury
- Stylish living space over four floors
- Three double bedrooms
- Loft and basement conversion
- Recently fitted shower room & en-suite
- Gas central heating & uPVC double glazing
- Landscaped south-easterly facing rear garden
- $\bullet \ \, Through \ lounge/dining \ room$
- Comprehensively fitted kitchen
- Overlooking Cavendish Road Park





Postcode - M20 1JR

EPC Rating - C

Floor Area - 1419.00 sq ft

Local Authority - Manchester City Council

Council Tax - C



