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### 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.

- 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
- Through lounge/dining room
- Comprehensively fitted kitchen
- Overlooking Cavendish Road Park



### Directions

M20 1JR



Postcode - M20 1JR

EPC Rating - C

Floor Area - 1419.00 sq ft

Local Authority - Manchester City Council

Council Tax - C

Perrygate Avenue, West Didsbury M20 1JR

£560,000

