



jordan fishwick

WEST DIDSBURY
Elmbank Avenue



Elmbank Avenue, West Didsbury, M20 2XP

Guide Price £295,000



The Property

A traditional, two double bedroom, semi detached property forming part of a small cul-de-sac with lovely open playing fields at the end. Gardens extend to the front and rear, with the living space in outline comprising :- Entrance hall with stairs to the first floor, lounge/dining room over 20ft with a bow window to the front and uPVC double glazed French doors opening to the rear garden, kitchen with side access, two double bedrooms and the bathroom, with a fitted suite. NB - We have been advised the roof was replaced (including fascia's & guttering) in March 2025.

Directions

M20 2XP



- Traditional semi detached property
- New roof, fascia's & guttering in 2025
- Two double bedrooms
- Lounge/dining room over 20ft
- Kitchen & bathroom
- Double glazing & gas central heating
- Gardens to the front & rear
- Cul-de-sac location
- Close to playing fields
- Walks along the River Mersey

Postcode - M20 2XP

EPC Rating - C

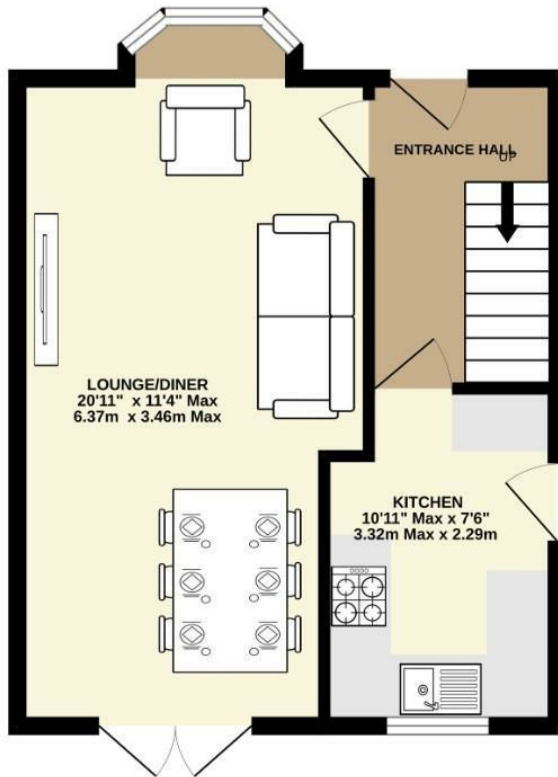
Floor Area - 738.00 sq ft

Local Authority - Manchester City Council

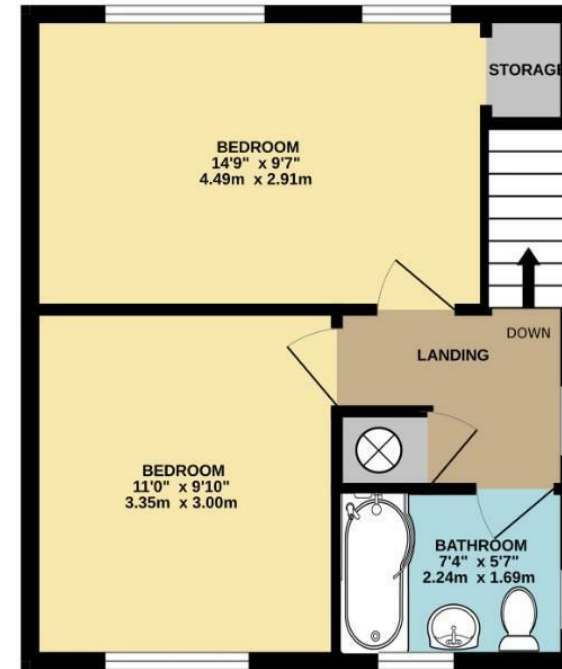
Council Tax - A



GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.5 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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