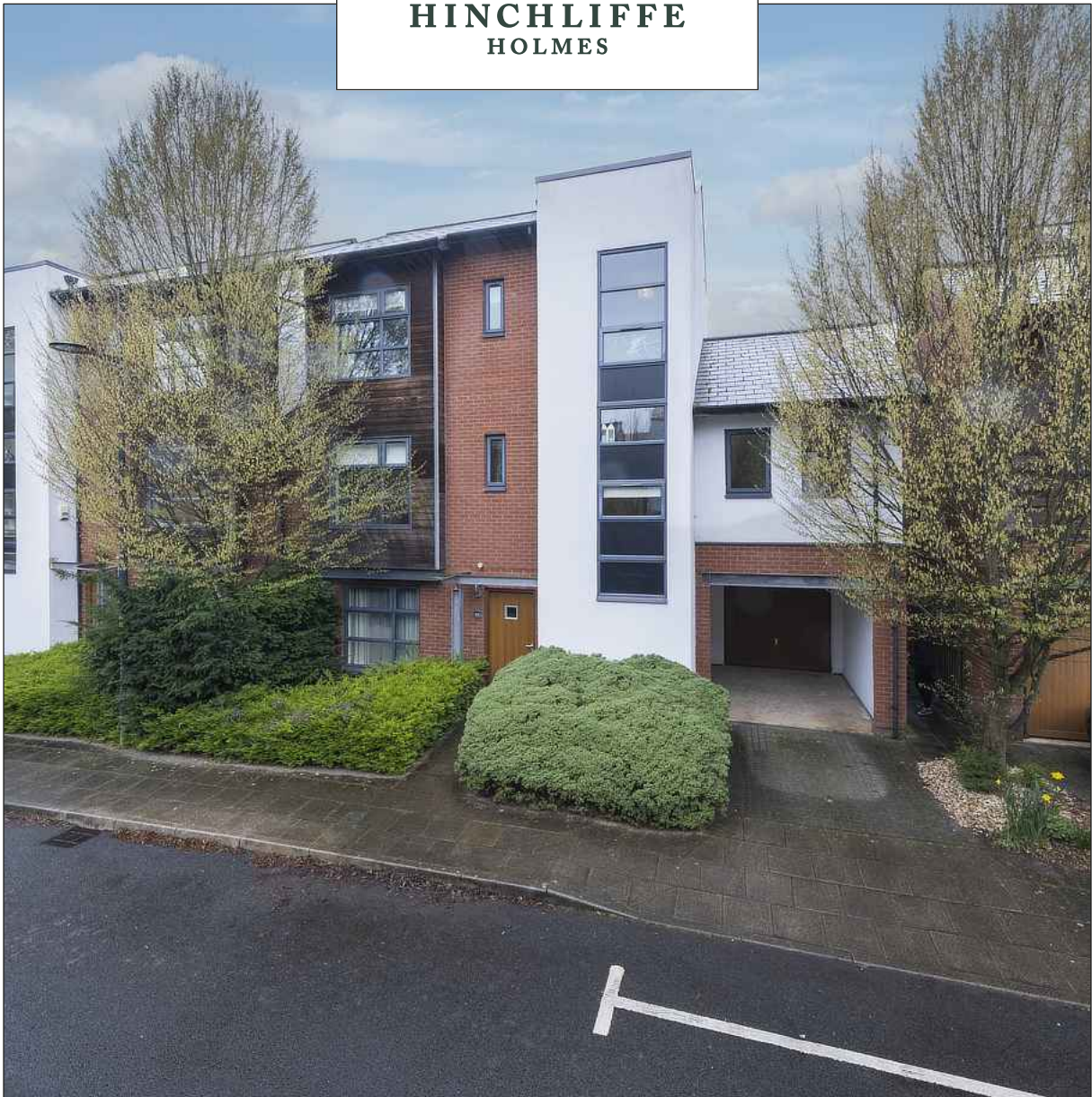


# 44 CLEARWATER DRIVE

West Didsbury | M20 2ED



**HINCHLIFFE  
HOLMES**



*Situated in a popular sought-after location on the Didsbury Point development of West Didsbury, a beautifully presented three storey townhouse with superb flexible accommodation throughout extending to around 2349 SQFT. This property benefits from multiple reception rooms providing large entertaining space for guests or family, five bedrooms, garage and off road parking.*



## 44 CLEARWATER DRIVE

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One of Manchester's most picturesque suburbs, West Didsbury has long held its position as a fiercely independent, community-focused suburb. At the heart of West Didsbury is Burton Road

- a bustling street lined with independent bars, restaurants and shops. It also sits within catchment of Cavendish Road primary school and the very popular Didsbury High School. For private education Moor Allerton Preparatory School is located on Barlow Moor Road. A stone's throw away you have Fletcher Moss Park and tennis court alongside Chorlton Water Park both within walking distance. The Metrolink Stations at Withington and Burton Road will provide easier access into Manchester City Centre and the Media City. The motorway is accessed via the A5145 onto Princess Road which follows through onto the M56.





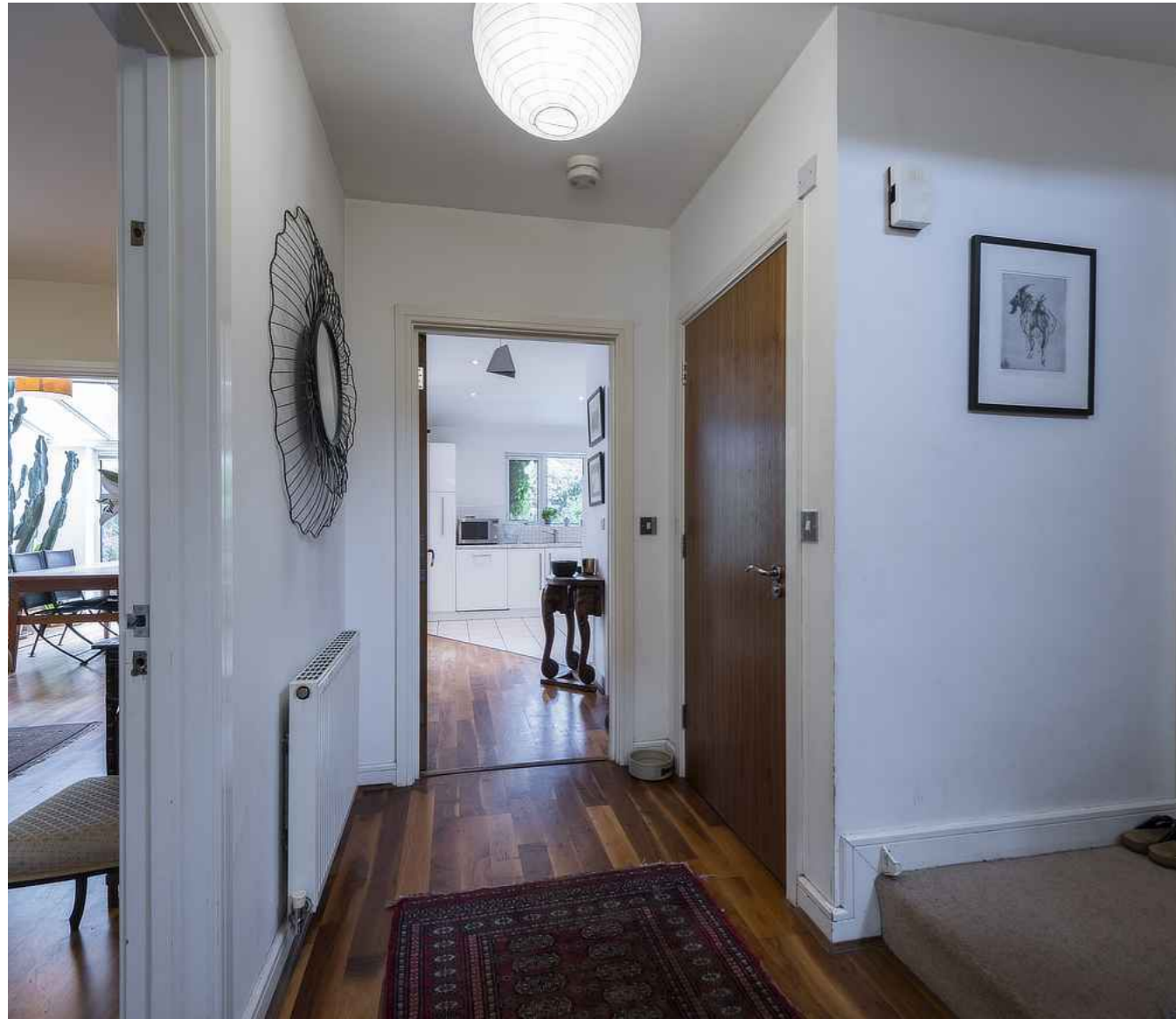












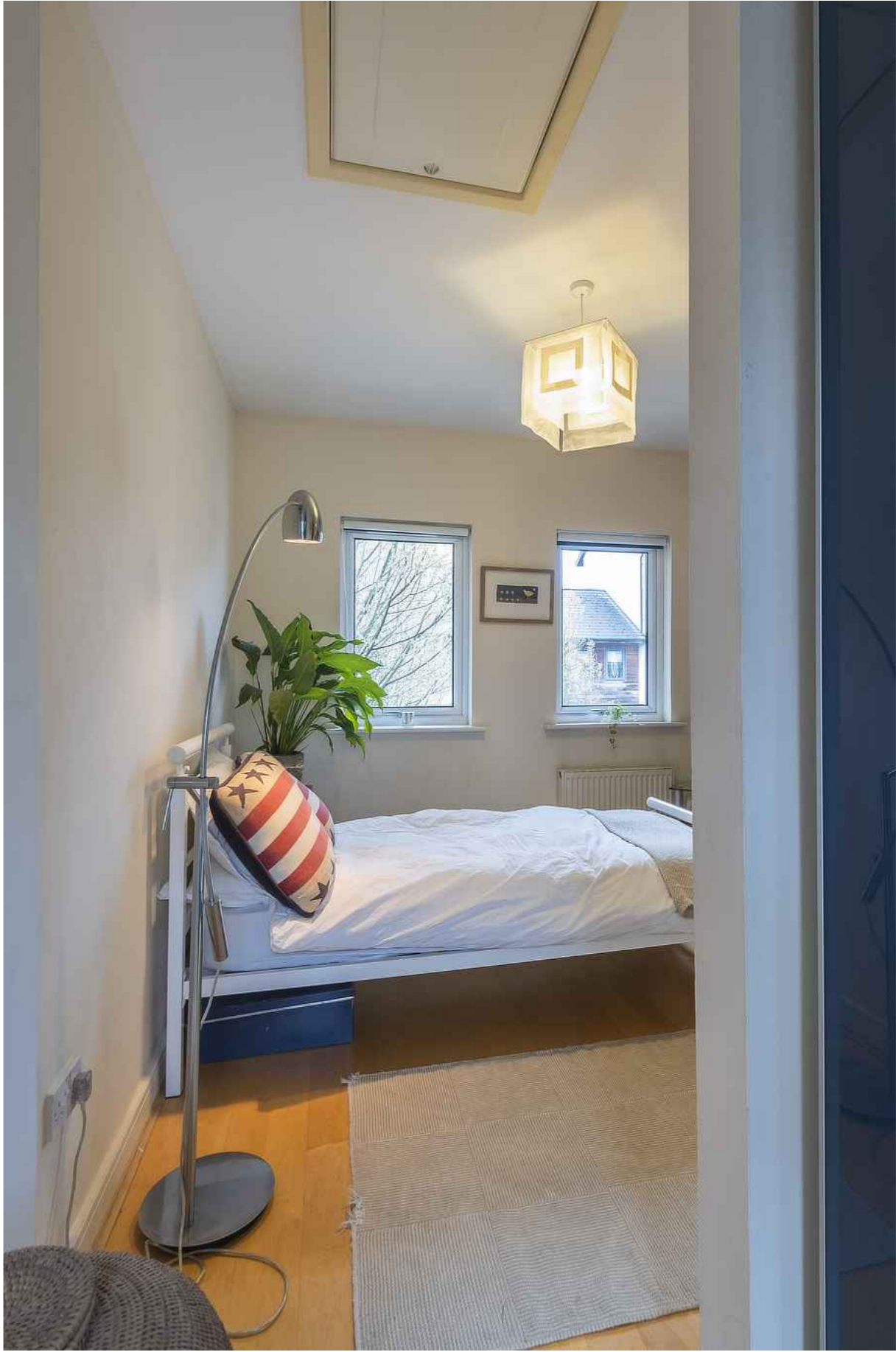




**HH**  
HINCHLIFFE  
HOLMES









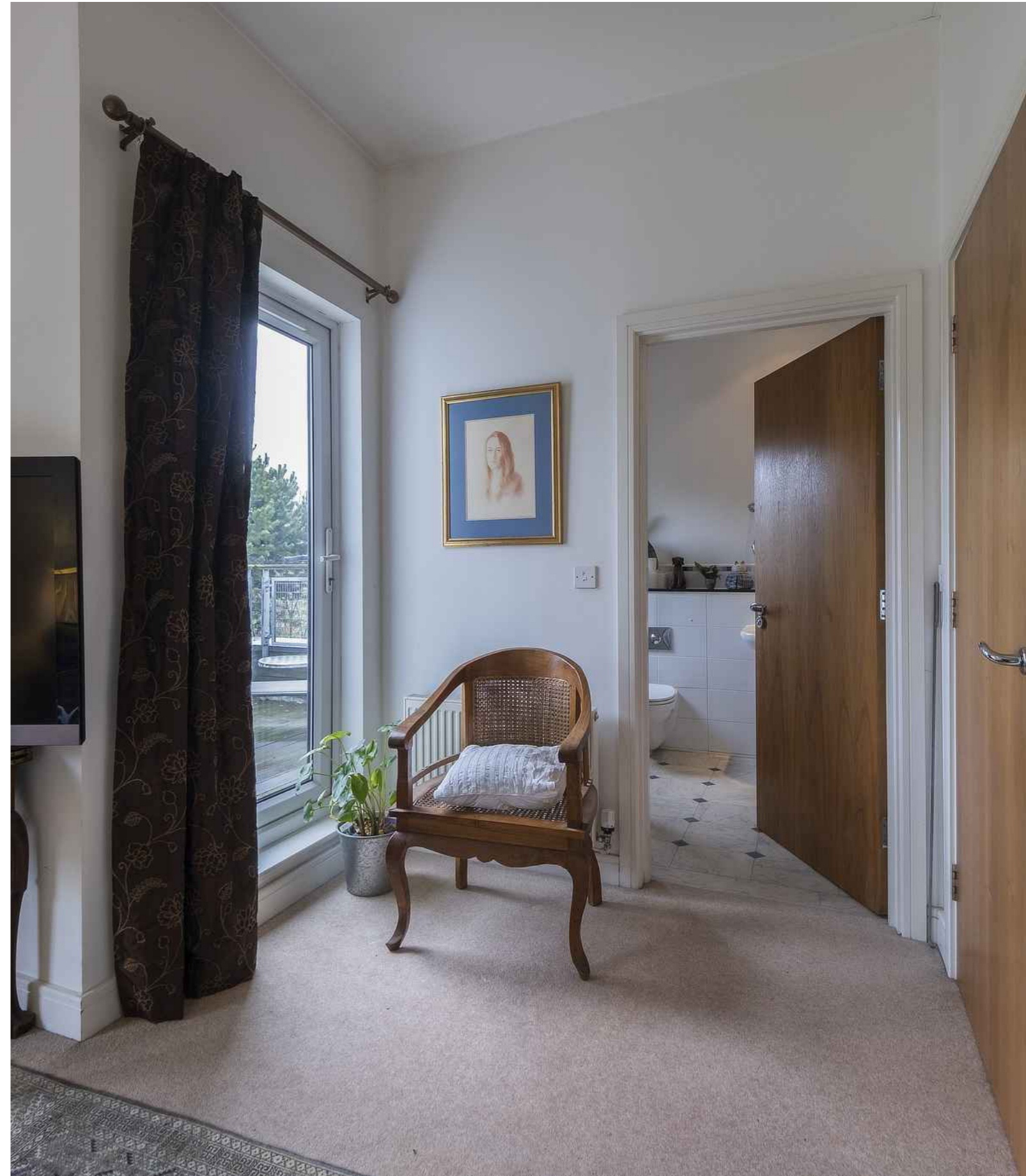








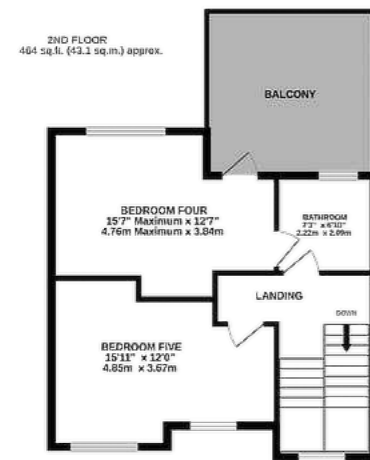
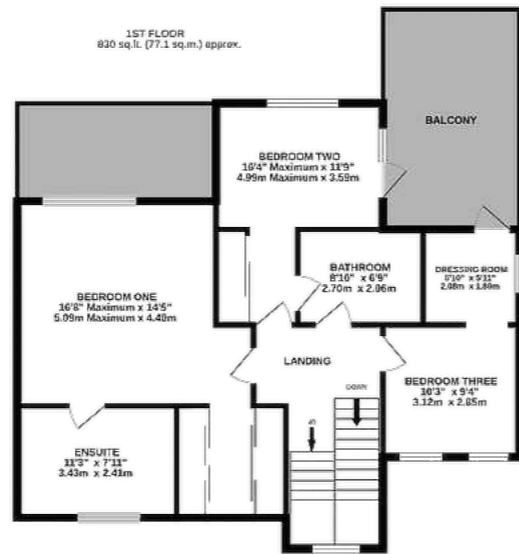
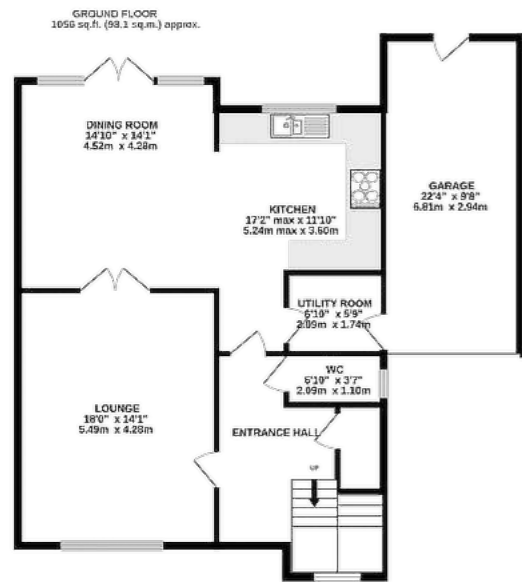












TOTAL FLOOR AREA: 2349 sq.ft. (218.3 sq.m.) approx.



**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**SERVICES (NOT TESTED)**

We believe that mains water, electricity, central heating and drainage are connected.

**LOCAL AUTHORITY**

Manchester City Council. Council Tax – Band G.

**POSSESSION**

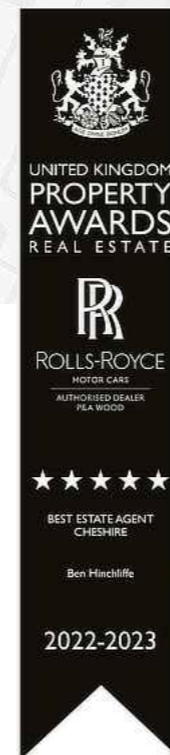
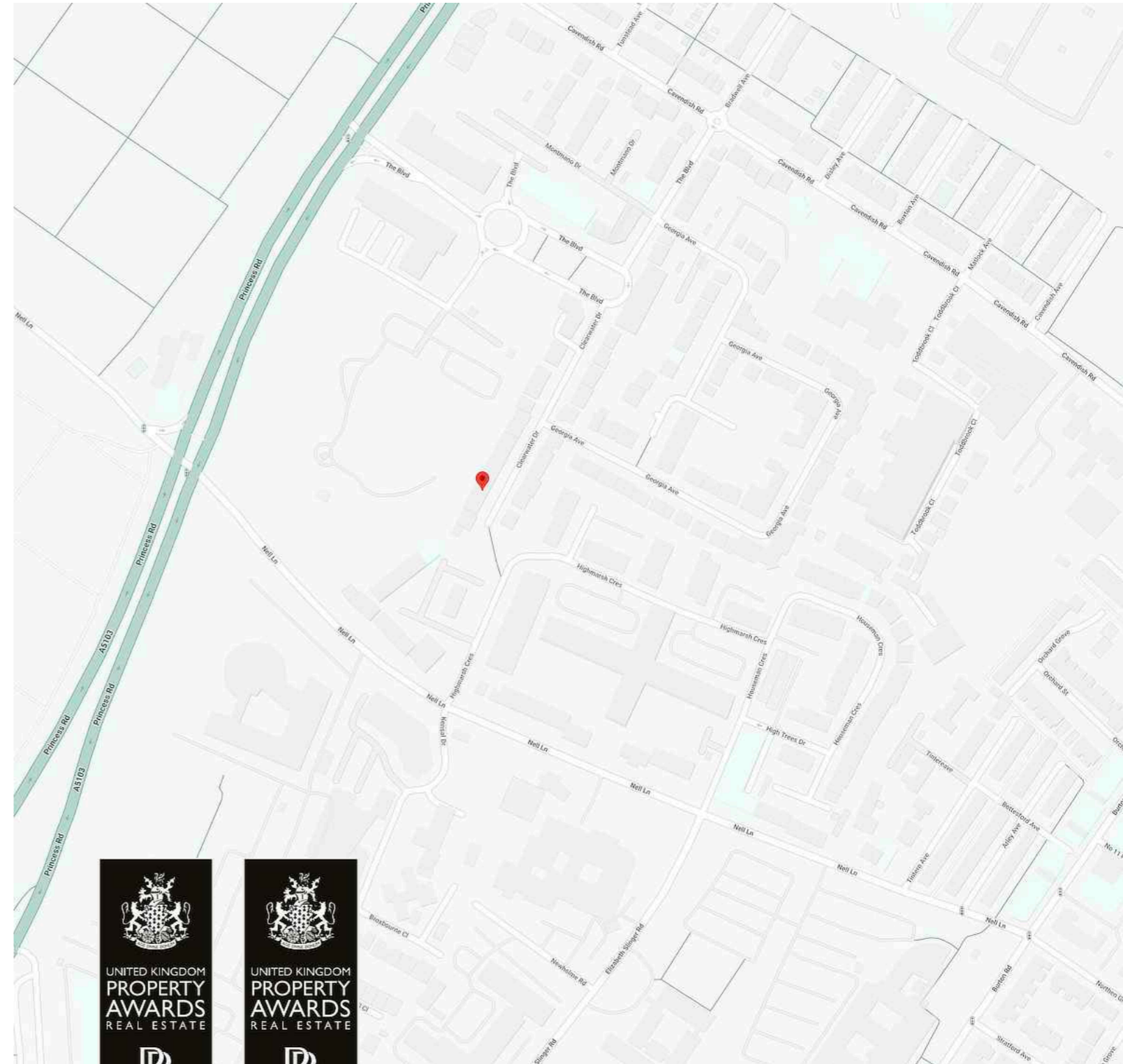
Vacant possession upon completion.

**VIEWING**

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





# LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

Let Only  
Rent Collect  
Managed  
Complete Managed



# MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

Remortgage  
Commercial - Buy-to-let  
First time Buyer - Next Time Buyer  
Fixed Rate - Flexible - Tracker - Discounted

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.



An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.



## EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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