

22 Westbourne Grove, West Didsbury, Manchester, M20 1JA



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VIDEO TOUR AVAILABLE Situated on Westbourne Grove in West Didsbury off Burton Road is this charming FOUR BEDROOMED bay-fronted period mid terraced property with accommodation over three floors.

A short stroll from the independent boutique shops, popular bars, restaurants and cafes of Burton Road, The Albert Tennis Club on Old Lansdowne Road and the Metrolink station on Burton Road giving you direct access into the city centre, Media City and Didsbury village.

The well-planned accommodation comprises; entrance hallway, under stairs storage cupboard, a lounge to the front aspect with a bay window, an open plan family/dining room with access out into the rear enclosed courtyard style garden and a kitchen with its roll edge worktops with access out into the rear enclosed landscaped courtyard style garden.

To the first-floor landing features two good sized double bedrooms, a three-piece modern white bathroom, a further bedroom to the front aspect and a useful study/nursery room.

Whilst the second floor reveals a landing leading to an impressive master bedroom with an ensuite three-piece bathroom and an abundance of natural light via the skylights.

To the front aspect there is a low-level brick boundary wall with a well-stocked flower bed with a selection of shrubs and bushes. A pedestrian gate leading to the front door. To the rear there is an enclosed landscaped courtyard style garden with a decked patio. A gate leads through the brick wall to the rear service alley.


The character of this house is sure to make you feel right at home from the moment you step through the door. With stunning original features such as ceiling coving, picture rails, attractive fireplaces, newly fitted bespoke hardwood windows retaining the original stained and leaded glazing.

£600,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: D



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