



Dijon Terrace, 9 Old Oak Street, Didsbury, Manchester, M20 6RH

Guide Price £350,000

- Centrally Location in Heart of Didsbury Village
- Handy Two Chamber Cellar
- Deceptively Spacious Victorian Terrace
- In Need of Upgrading - Hence Price
- Two Reception Rooms & Two Double Bedrooms
- No Vendor Chain

9 Old Oak Street, Manchester M20 6RH

Deceptively Spacious Garden Fronted Victorian Terrace. Two Reception Rooms. Two Double Bedrooms. Two Chamber Cellar. In Need of Updating - Priced Accordingly. Central Location Short Stroll to Didsbury Village and All Its Amenities. Close to Metrolink Station. No Vendor Chain.



Council Tax Band: C



Joules are pleased to bring to the market this deceptively spacious garden fronted Victorian terraced being conveniently situated in the heart of Didsbury village and strolling distance to Didsbury high street offering a vibrant selections of cafes, bars, restaurants and independent boutiques, as well as the Metrolink station, and the excellent open green space of Didsbury Park.

This property is liveable but does require a cosmetic makeover to bring it up to todays standard. Briefly comprising: small front garden, entrance hall, front lounge, rear dining/sitting room, kitchen and down stairs cloakroom. Venturing upstairs you will find two double bedrooms and a shower room. As an added bonus there is a head-height two chamber cellar.

NO VENDOR CHAIN - MUST BE VIEWED

Entrance Hall

Timber entrance door, skylight over, laminated flooring, central heating radiator, ceiling coving, doors to lounge and sitting/dining room. Stairs to the first floor

Lounge

11'7" x 9'4"

Maximum measurements

Laminated flooring, Georgian style window to the front elevation. Feature cast iron fireplace with tiled hearth (display only) central heating radiator, ceiling coving

Sitting/Dining Room

12'6" x 11'9"

Maximum measurements.

Spacious room, laminated flooring, double glazed window to the rear, central heating radiator. Door to kitchen, door to cellar

Kitchen

8'7" x 5'9"

Plus rear hallway.

Double glazed window to the side elevation, wall mounted Vaillant combi boiler. Range of base, drawer and eye level units. Single drainer stainless steel sink unit. Work tops with tiled splashbacks. Recess for a cooker (none included)
Open access to rear hall

Rear Hall

Double glazed door giving access to the rear courtyard. door to cloakroom

Cloakroom

White low level WC. Double glazed window with obscure glass

Basement

Chamber One

12'6" x 11'9"

Maximum measurements

Front cellar. Head height approximately 6 foot.

Window, central heating radiator

Chamber Two

12'6" x 12'5"

Maximum measurements

Window to the rear, central heating radiator. Understairs recess.

First Floor

Stairs and Landing

Doors to both bedrooms

Bedroom One

12'6" x 11'8"

Maximum measurements.

Double bedroom, Georgian style window to the front elevation, central heating radiator, laminated flooring

Bedroom Two

12'7" x 12'0"

Maximum measurements.

Further double bedroom, double glazed window to the rear elevation, central heating radiator, built in large wardrobe with clothes hanging rails and access to loft hatch. Laminated flooring

Shower Room

White suite comprising: shower cubicle, low level WC; pedestal wash hand basin, Tiled splashbacks, central heating towel radiator, double glazed window with obscure glass to the rear, mirrored bathroom cabinet, extractor fan

Gardens

Small front garden with lavender plants. Fence and gate.

To the rear is a small enclosed courtyard with garden gate to the rear.

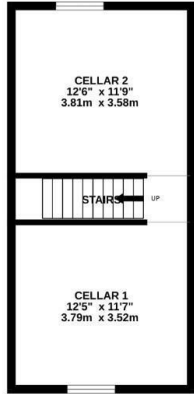
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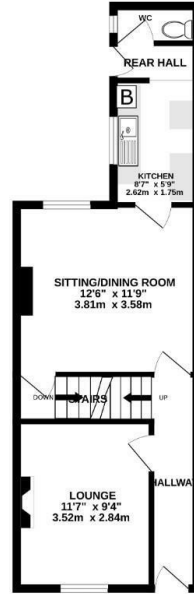




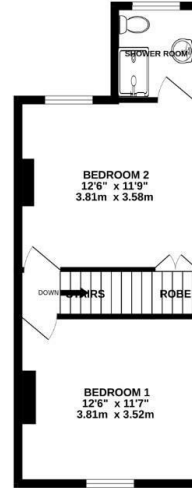
BASMENT
330 sq ft (30.6 sq.m.) approx.



GROUND FLOOR
403 sq ft (37.4 sq.m.) approx.

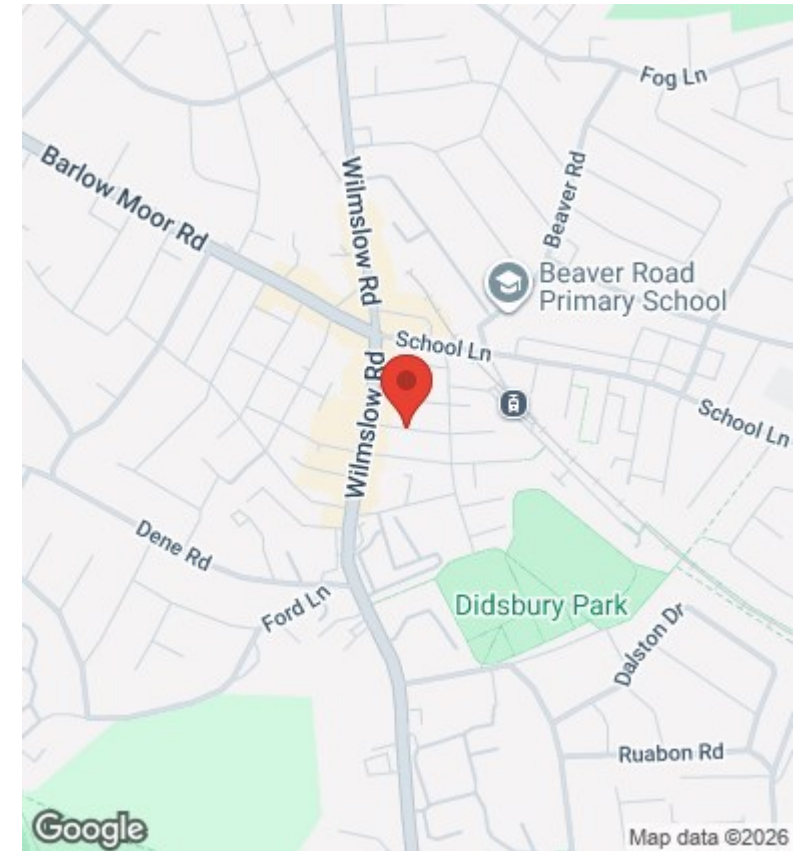


1ST FLOOR
361 sq ft (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of desks, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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.
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Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	