



*jordan fishwick*

**WEST DIDSBURY**  
Cavendish Road





# Cavendish Road, West Didsbury, M20 1QH

£525,000



## The Property

A BEAUTIFULLY PRESENTED, EXTENDED THREE BEDROOM GARDEN FRONTED TERRACE PROPERTY, MUCH IMPROVED BY THE CURRENT OWNERS, LOCATED IN WEST DIDSBURY, WITH AN ATTRACTIVE ENCLOSED LAWNED GARDEN WITH OFF ROAD PARKING TO THE REAR. 968sq ft. Located in the heart of West Didsbury, within a short stroll of Cavendish Road Park, the Metrolink and Burton Road with its array of cafes, restaurants & shops. The accommodation comprises to the ground floor: Entrance hall with internal window to kitchen, Lounge with bay window overlooking the front garden, open plan living area with wood burner, dining area with bi folding doors giving access to the rear garden, kitchen with built in appliances, solid wooden worktops, leading to a utility area. To the first floor: Landing with light well and access to boarded loft space, master bedroom with built in wardrobes, cast iron period fire place and bay window, bedroom two with cast iron fire surround, additional third bedroom and bathroom with white suite and rainforest shower over bath. Externally there are attractive gardens to both the front and rear of the property with off road parking to the rear accessed via Bradwell Ave. Internal viewing is a must to fully appreciate all the improvements made by the current owners over the last few years.

## Directions

M20 1QH





- Much improved by the current owners
- Three bedroom mid terrace property
- Open plan living/dining/kitchen area
- Bi folding doors leading to lawned garden
- Off road parking to rear
- Separate lounge to front
- West Didsbury location
- Council tax band - C / EPC - D

Postcode - M20 1QH

EPC Rating - D

Floor Area - 968.00 sq ft

Local Authority - Manchester City Council

Council Tax - C



GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropex 6/2005



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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