



*jordan fishwick*

**DIDSBURY**  
Culbert Avenue



## Culbert Avenue, Didsbury, M20 6HB

Guide Price £375,000



### The Property

A most appealing, three bedroom, semi detached property with ample parking, a lovely enclosed garden and a great cul-de-sac location, close to Didsbury Village. The accommodation is presented to a high standard throughout and has the benefit of uPVC double glazing and gas central heating. In outline :- Entrance hall, generous living room, modern fitted kitchen with a comprehensive range of high gloss units and patio door to the rear garden, three bedrooms and a modern shower room. Culbert Avenue is a small cul-de-sac with easy access to the Metrolink and Didsbury Village, with its excellent range of bars, cafés, restaurants & shops.

### Directions

M20 6HB



- Appealing semi detached
- Three bedrooms
- Spacious living room
- Modern fitted dining kitchen over 17ft
- Modern shower room
- uPVC double glazing
- Gas central heating
- Ample parking and enclosed garden
- Ideal cul-de-sac location
- Close to Didsbury Village

**Postcode** - M20 6HB

**EPC Rating** - C

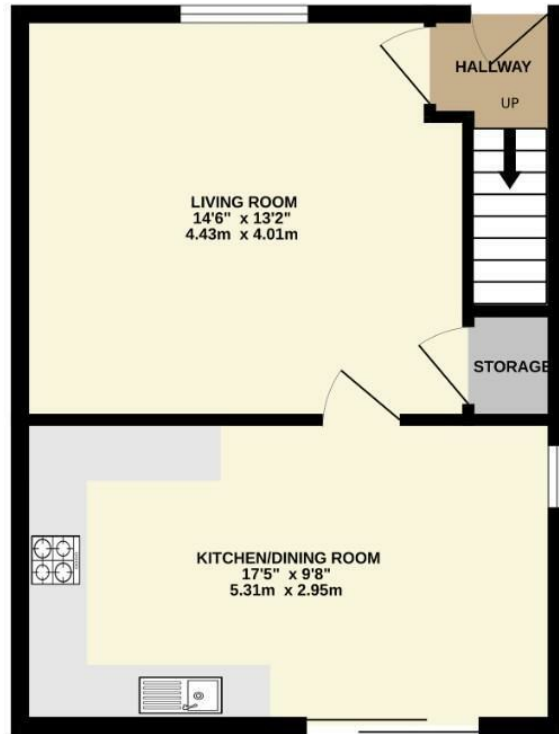
**Floor Area** - 804.00 sq ft

**Local Authority** - Manchester City Council

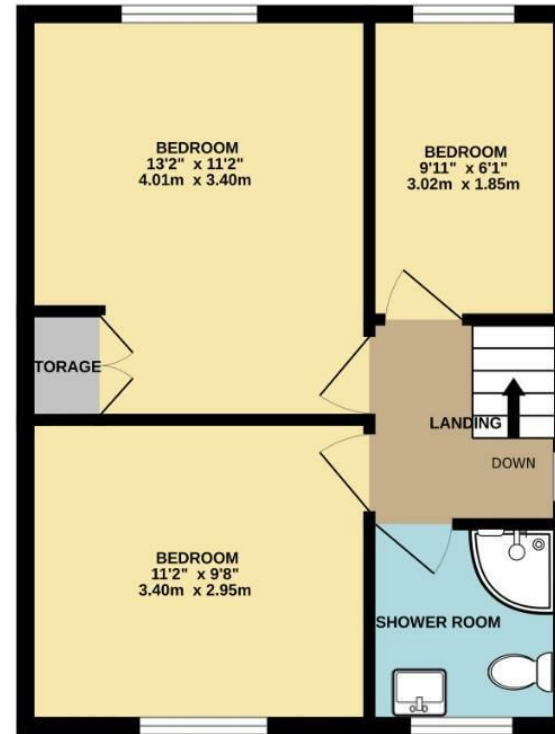
**Council Tax** - A



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



1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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