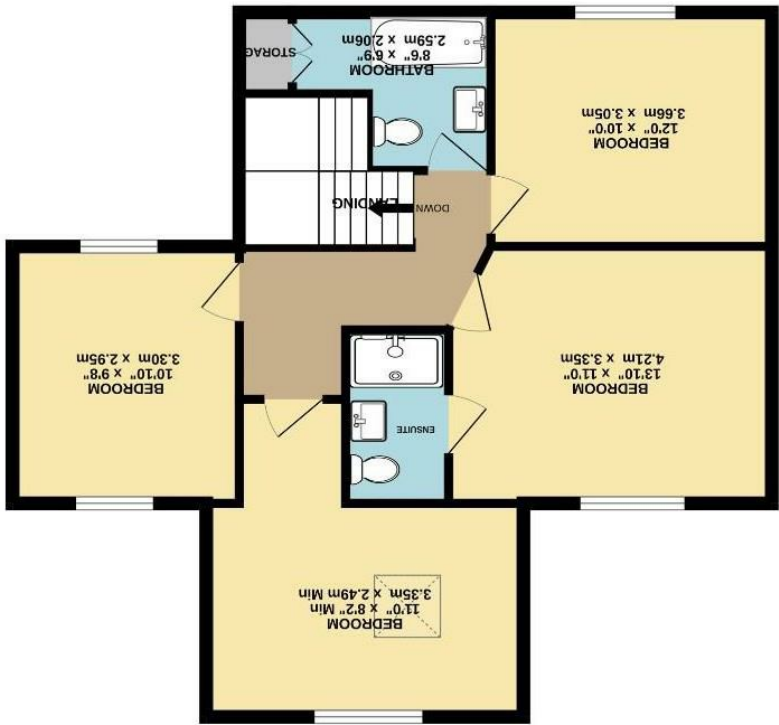


Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

TOTAL FLOOR AREA : 1603 sq.ft. (148.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.





The Property

A STUNNING, four double bedroom, two bathroom, semi detached property which has been SKILFULLY & SUBSTANTIALLY extended to create a fantastic family home on a HIGHLY REGARDED road, close to DIDSBURY VILLAGE & PARK. 1603 sq ft.

Numerous noteworthy features include a welcoming entrance hall with turning stairs to the first floor and downstairs WC off, separate lounge with bay window, a most impressive open plan family kitchen with a comprehensive range of units, matching island with seating, integrated appliances, including 'Quooker' tap and full-height glazed sliding doors to the rear garden, useful cloaks/study area and separate utility room. In addition, there are four lovely double bedrooms, the main with fitted wardrobes and en-suite shower room, and a modern family bathroom.

Externally, there is a double width driveway to the front with EV charge point, adjoining garden and side gated access, whilst at the rear is a delightful south westerly facing landscaped garden with two flagged patio areas, one with a metal adjustable louvered pergola, lawned section and stocked flowerbed borders.

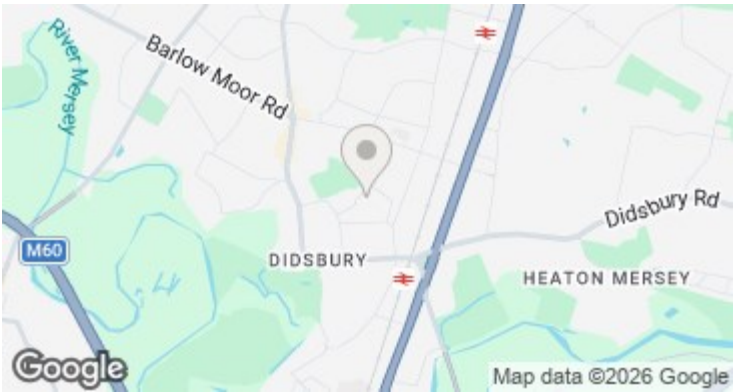
Brayton Avenue is a favoured residential road with a great location, being within a short stroll of Didsbury Park and the array of cafés, bars, restaurants and shops of Didsbury Village.

- Stunning family home
- Skilfully & substantially extended
- Four lovely double bedrooms
- Family bathroom & en-suite shower room
- Wonderful open plan family kitchen
- Separate lounge with bay window
- Downstairs WC, utility & cloaks/study
- Double width driveway with EV charge point
- Delightful landscaped rear garden
- Ideal location close to Didsbury Park & Village



Directions

M20 5LP



Postcode - M20 5LP

EPC Rating - C

Floor Area - 1603.00 sq ft

Local Authority - Manchester City Council

Council Tax - D



Brayton Avenue, Didsbury M20 5LP

£795,000

