



*jordan fishwick*

**WEST DIDSBURY**  
Bottesford Avenue





## Bottesford Avenue, West Didsbury, M20 2LF

Guide Price £595,000



### The Property

A superb, DOUBLE FRONTED, two double bedroom VICTORIAN property having been refurbished to an extremely HIGH STANDARD, with stylish living space over FOUR FLOORS, coupled with a GREAT LOCATION in the heart of fashionable WEST DIDSBURY. 1440 sq ft. Ready to move into with numerous noteworthy features including a bespoke fitted kitchen with integrated Neff appliances and central island with a wine cooler, dual aspect living room with fitted dining area, impressive basement with cinema room & contemporary shower suite. To the first floor are two double bedrooms, each with luxurious en-suites, with a further mezzanine double bedroom and ample eaves storage. Bi-fold doors lead you out to an enclosed courtyard garden with a 'Vitcas' outdoor pizza oven and decked seating area. uPVC double glazing and gas central heating throughout. NO ONWARD CHAIN.

### Directions

#### M20 2LF





- Victorian double fronted terrace
- Two double bedrooms & mezzanine
- Refurbished to an extremely high standard
- Central West Didsbury location
- Converted basement with cinema room
- Bespoke fitted kitchen
- uPVC double glazing
- Gas central heating
- Enclosed courtyard garden with decked seating area
- NO CHAIN

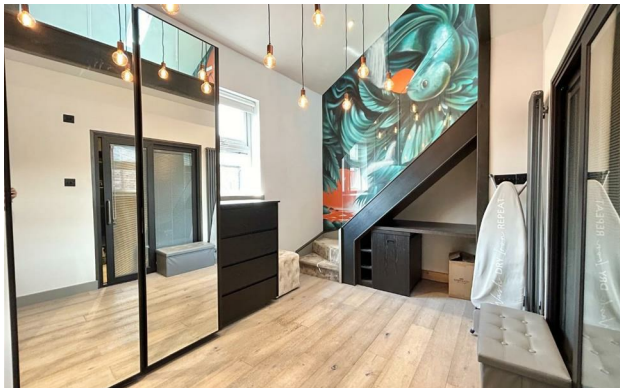
Postcode - M20 2LF

EPC Rating - C

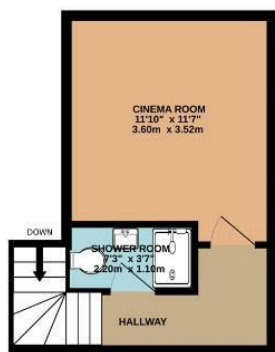
Floor Area - 1440.00 sq ft

Local Authority - Manchester City Council

Council Tax - C



**BASEMENT**  
234 sq.ft. (21.7 sq.m.) approx.



**GROUND FLOOR**  
520 sq.ft. (48.4 sq.m.) approx.



**1ST FLOOR**  
500 sq.ft. (46.4 sq.m.) approx.



**2ND FLOOR**  
186 sq.ft. (17.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1440 sq.ft. (133.8 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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