

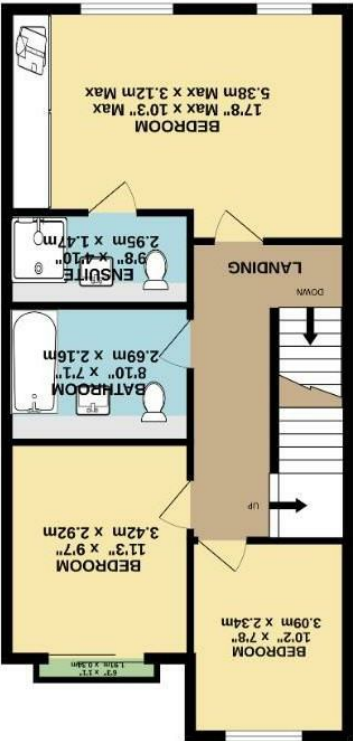
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TOTAL FLOOR AREA: 1872 sq. ft. (173.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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2ND FLOOR
503 sq. ft. (46.7 sq.m.) approx.



1ST FLOOR
623 sq. ft. (57.9 sq.m.) approx.



GROUND FLOOR
746 sq. ft. (69.3 sq.m.) approx.





The Property

Deceptively spacious is a word that can be genuinely used to describe this superb, extended, semi-detached townhouse offering over 1850 sq ft of living space on three floors, presented to an extremely high standard with quality fittings throughout and an ideal location which is just a short stroll to Burton Road and its array of cafés, restaurants & independent shops, and within close proximity of Cavendish Road Primary and Didsbury High School.

The numerous noteworthy features include an impressive, extended, open plan living/kitchen area with a comprehensive range of units, matching breakfast bar and bi-fold doors to the enclosed rear garden, a generous front reception room and downstairs WC. The first floor provides three excellent double bedrooms, the main with en-suite shower room and fitted wardrobes, and the family bathroom, whilst on the second floor is an impressive master bedroom with en-suite shower room, dressing area with fitted wardrobes, excellent eaves storage space and a nice sized balcony with elevated views.

Externally, there is an enclosed and easy to maintain garden, with useful brick store (11'8" x 5'2"), allocated gated parking for two vehicles beyond and a small garden area to the front.

****FREEHOLD**NO CHAIN****

- Impressive semi detached townhouse
- Full-width ground floor extension
- Living space over three floors
- Four excellent double bedrooms
- Three bathrooms & downstairs WC
- Superb open plan living kitchen
- Generous balcony & eaves storage
- Enclosed garden & brick store
- Gated allocated parking
- Council tax band - F / EPC - C



Directions

M20 2EU



Postcode - M20 2EU

EPC Rating - C

Floor Area - 1872.00 sq ft

Local Authority - Manchester City Council

Council Tax - F

The Boulevard, West Didsbury
M20 2EU

£600,000

