



*jordan fishwick*

116 Atwood Road, M20 6GP  
Guide Price £750,000



## Atwood Road Didsbury M20 6GP

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An impressive, FIVE BEDROOM, two bathroom, EXTENDED semi detached family home with superb living space over three floors, a lovely south facing garden and a great location on the cul-de-sac section of Atwood Road. 1732 sq ft.

The property has been greatly enhanced by the current owners, including the addition of a full-width ground floor extension and professional dormer loft conversion, with numerous other noteworthy features including a fantastic open plan family kitchen with bi-folding door to the rear garden, underfloor heating, exposed features and a comprehensive range of units, including a double width 6 burner Rangemaster, with matching island, separate front reception room, entrance hall with useful WC off, luxury bathroom with roll-top bath & walk-in shower, a further modern en-suite shower room and excellent eaves storage space.


Externally, there is a block paved driveway and tiled pathway, with side gated access to the rear garden, which is a particular feature, being south facing with two patio areas and mature borders.

Atwood Road is an attractive tree lined road with a pleasant mix of houses, being within easy reach of Didsbury Village, the Metrolink, East Didsbury train station and excellent commuter links beyond.



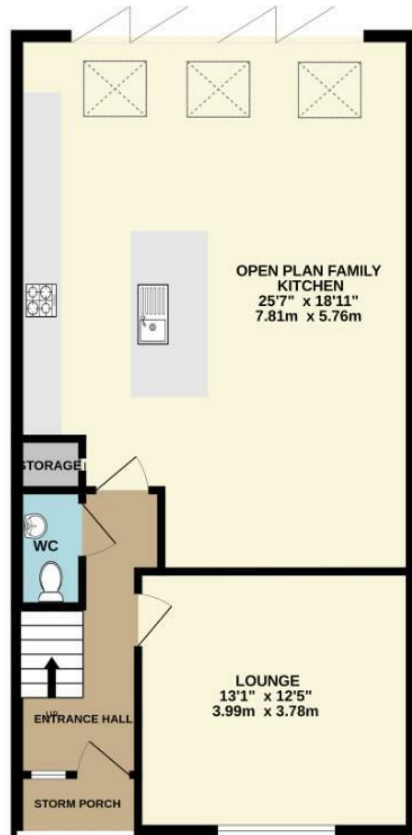
- Impressive semi detached family home
- Ground floor extension & dormer conversion
- Fantastic open plan family kitchen
- Five bedrooms
- Luxury bathroom & en-suite shower room
- Separate reception room
- Entrance hall & WC
- Block paved driveway
- Lovely south facing garden
- Cul-de-sac location



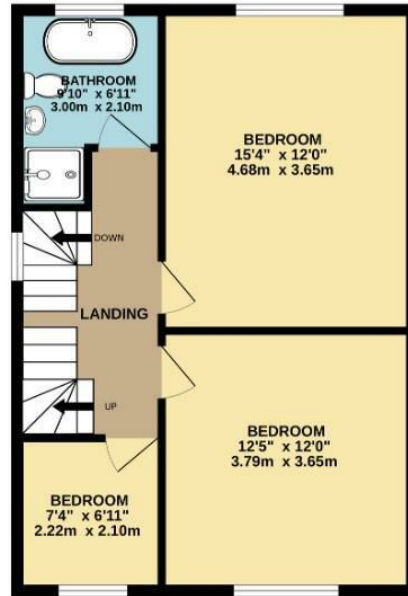
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



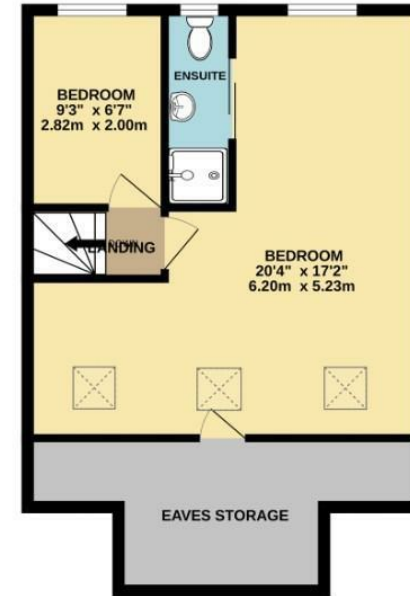
GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



2ND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1732 sq.ft. (160.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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36-38 Alderley Road, Wilmslow SK91JX  
**01625 532000**

wilmslow@jordanfishwick.co.uk  
www.jordanfishwick.co.uk