



jordan fishwick

6 Grenfell Road, M20 6TQ
£925,000



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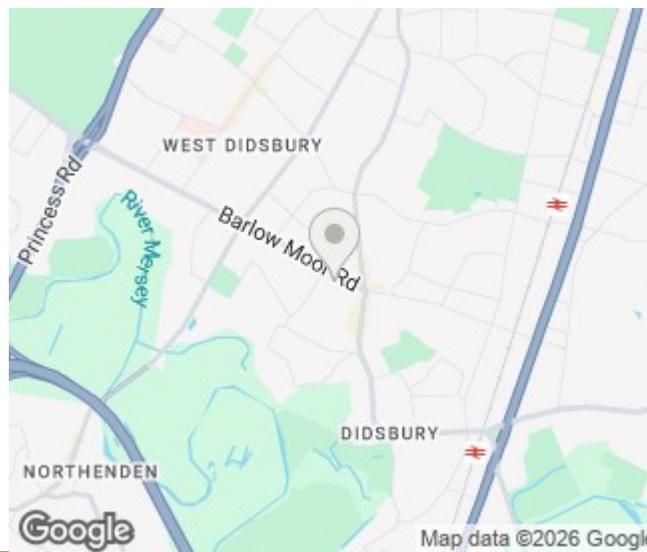
£925,000



A well presented, light & spacious, four double bedroom, Victorian semi detached property offering a superb level of family living space over four floors, coupled with a generous garden plot, driveway and an ideal location which is within a short stroll of Didsbury Village. 2241 SQ FT. The accommodation offers a great blend of original characteristics alongside today's more modern comforts, in outline :- Entrance hall with original tiled flooring making way to the lounge with walk-in bay window, separate dining room with an impressive fireplace, in turn opening to the bespoke kitchen extending over 25ft with a comprehensive range of units and large sliding doors opening to the garden. Two double bedrooms and luxury four piece suite bathroom with separate bath and shower with under floor heating are on the first floor, with a further two double bedrooms and separate shower room at second floor level. In addition, there is an excellent basement with utility area, additional shower & WC and a further large chamber currently used for storage but could also be converted.



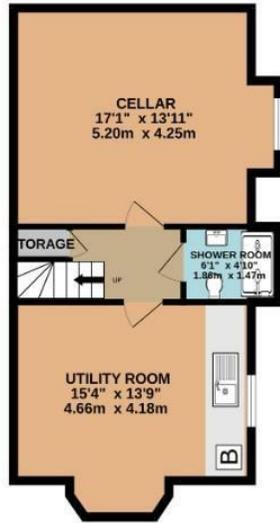
- Attractive Victorian semi detached
- Stylish living space over four floors
- Four double bedrooms
- Three bathrooms
- Living room with walk-in bay window
- Bespoke dining kitchen over 25ft
- Excellent basement
- Generous garden plot
- Driveway
- Great location close to Didsbury Village



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



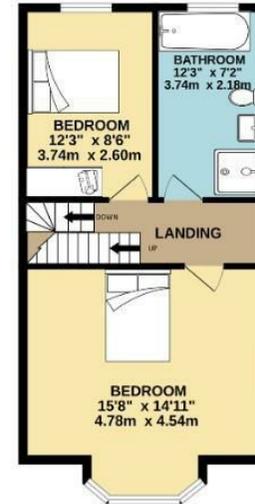
LOWER GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



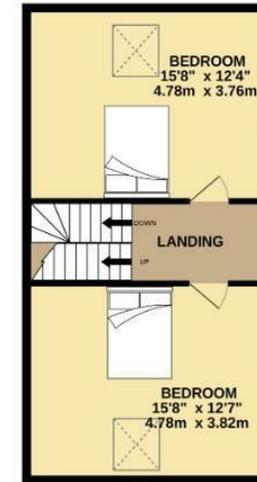
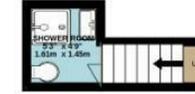
GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



FIRST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



SECOND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 2241 sq.ft. (208.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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