jordan fishwick

**WEST DIDSBURY**
Clearwater Drive

# Clearwater Drive, West Didsbury, M20 2ED

## Guide Price £865,000

## The Property

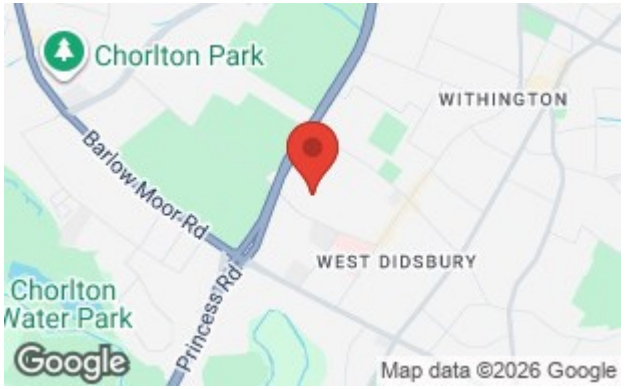
A most impressive and wonderfully spacious, FIVE DOUBLE BEDROOM, THREE BATHROOM, THREE BALCONIED, semi-detached family home offering over 2,400 sqft of living space on three floors, presented to an extremely high standard with quality fittings throughout, alongside an ideal location which is just a short 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 open plan family kitchen area with a comprehensive range of units, dining area and French doors to the landscaped rear garden, a generous front reception room with stone fireplace, useful utility and downstairs WC. The first floor provides three excellent double bedrooms, the main with a dressing room, en-suite bathroom and private balcony, in addition to a further bathroom and balcony, whilst on the second floor are two further double bedrooms, a 'Jack & Jill' bathroom and another balcony.

Outside, a driveway provides parking and in turn leads to the covered carport and integral garage which extends over 22ft, whilst to the rear is a delightful landscaped garden with flagged patio, stone chipped area, raised sleeper flowerbeds, mature borders and boundary fencing.

## Directions

### M20 2ED



- Superb five double bedroom family home
- High level of presentation throughout
- Living space over three floors
- Three bathrooms & three balconies
- Open plan dining kitchen
- Generous principal reception
- Useful utility & downstairs WC
- Driveway, carport & integral garage
- Landscaped rear garden
- Great location in West Didsbury

Postcode - M20 2ED

EPC Rating -

Floor Area - 2419.00 sq ft

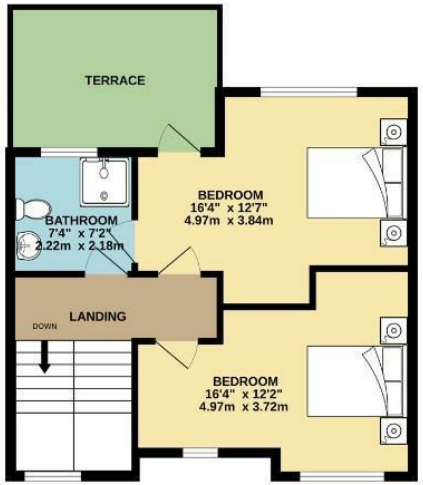
Local Authority - Manchester City Council

Council Tax - G

GROUND FLOOR
1093 sq.ft. (101.5 sq.m.) approx.

1ST FLOOR
849 sq.ft. (78.9 sq.m.) approx.

2ND FLOOR
477 sq.ft. (44.3 sq.m.) approx.




TOTAL FLOOR AREA : 2419 sq.ft. (224.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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