



# The Didsbury, Skyline Development Pitsford Road, Manchester, M40 8QX

The Didsbury has four bedrooms, including two that are double in size and one with an en suite, plus a generous open-plan kitchen, dining and family area, a utility room and a separate living room. The spacious shared room occupies the width of the property and incorporates a kitchen with a breakfast bar, and French doors opening onto the rear garden from the dining area. The separate utility area leads into a cloakroom. Completing the ground floor is the living room which has an attractive bay window, and two useful storage cupboards located in the hallway. All four bedrooms are on the first floor, including the primary bedroom with an en-suite shower room, and the double-sized second bedroom. Bedrooms 3 and 4 offer flexibility in use as children's bedrooms, dedicated space for hosting guests, or for home working. The family bathroom is located beside the fourth bedroom, with a convenient storage cupboard opposite on the landing.

## Asking Price £424,995

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**  
**245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3**

### **The Building**

#### **Kitchen**

10'5" x 10'11"

#### **Family / Dining Room**

9'5" x 14'8"

#### **Living Room**

11'7" x 16'2"

#### **Utility room**

6'0" x 5'7"

#### **Cloakroom**

3'2" x 6'9"

#### **Bedroom One**

9'8" x 15'0"

#### **En-Suite**

7'3" x 4'5"

#### **Bedroom Two**

9'3" x 11'4"

#### **Bedroom Three**

9'11" x 9'4"

#### **Bedroom Four**

10'4" x 7'9"

#### **Bathroom**

6'3" x 6'9"

## Externally

Single Detached Garage

## Additional Information

Additional information

Estate Management Charge: None

Internal Area: 1201 sq. ft.

Annual service charge: None

Council tax band: TBC

Tenure: Freehold

## Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |   |
| (92 plus) A   |                         |   |
| (81-91) B   |                         |   |
| (69-80) C   |                         |   |
| (55-68) D   |                         |   |
| (39-54) E   |                         |   |
| (21-38) F   |                         |   |
| (1-20) G  |                         |   |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |   |
| England & Wales   | EU Directive 2002/91/EC |  |





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