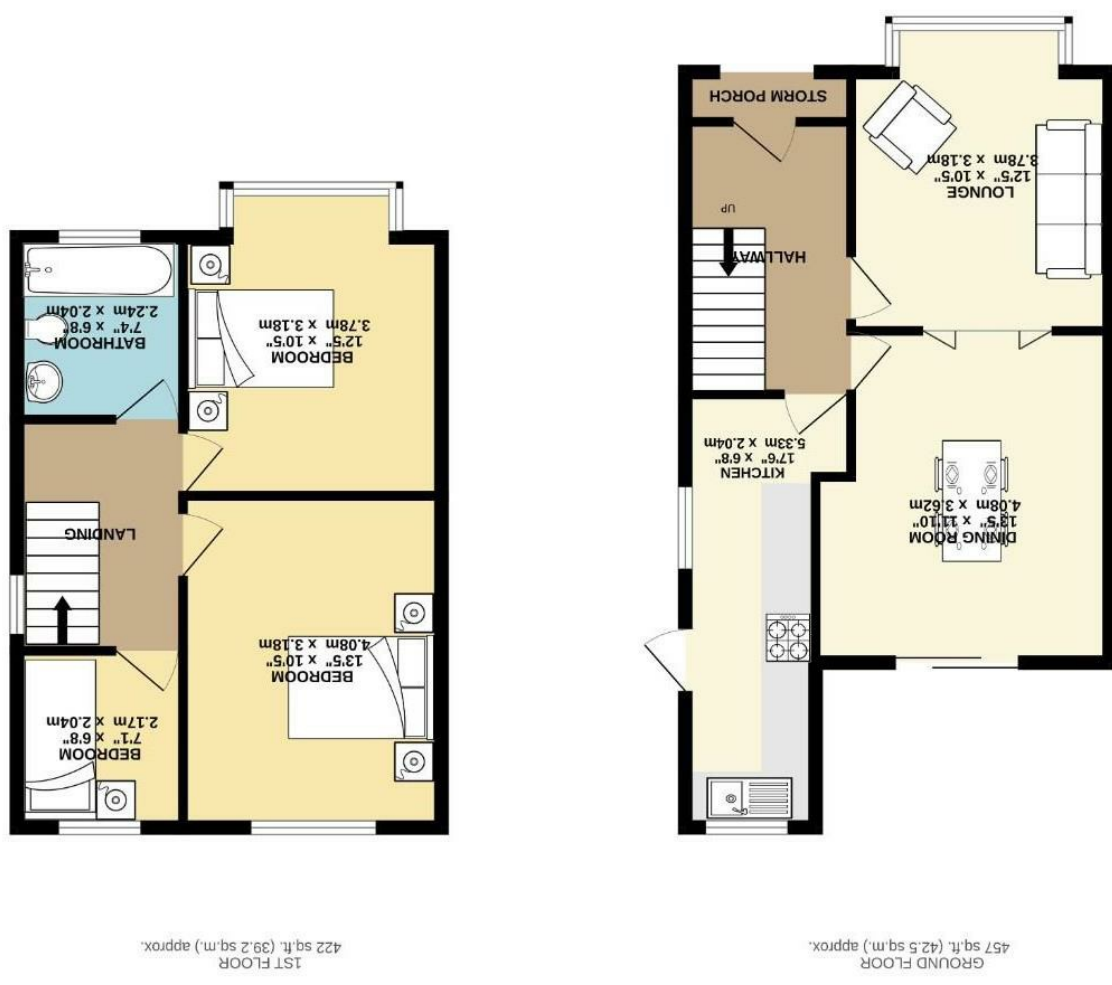


Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

TOTAL FLOOR AREA - 879 sq.ft. (81.7 sq.m.) approx.  
Measurements are approximate. Not to scale. For illustrative purposes only.  
Made with Magicak (2020)





Mereland Avenue, Didsbury  
M20 6SF

£475,000



### The Property

Positioned on a corner plot this extended semi detached property set in a desirable residential cul de sac and located only minutes walk from Fog Lane Park. Having been renovated to create a lovely family home, tastefully presented and in move in condition. The accommodation on the ground floor comprises: Storm porch, entrance hall with stripped original doors to the following: Bay fronted lounge with double doors opening to dining room with patio doors opening to decked sitting area to rear, 17ft kitchen with built in appliances. The first floor the landing leads to 3 good sized bedrooms and a stunning re-fitted family bathroom with tiled flooring and walls. Externally there is a driveway to the front providing ample parking whilst to the rear there is a private and enclosed lawned garden with decked sitting area, further paved area to side. Gas central heating and double glazing completes the impressive specification. No chain.

### Directions

M20 6SF



- Extended semi detached property
- Three bedrooms
- Re-fitted bathroom
- Corner plot with generous gardens
- Quiet residential cul de sac
- Minutes walk to Fog Land Park
- Off road parking
- No onward chain

Postcode - M20 6SF

EPC Rating - D

Floor Area - 879.00 sq ft

Local Authority - Manchester City Council

Council Tax - C

