



*jordan fishwick*

4 Brayton Avenue, M20 5LP  
Guide Price £795,000



## Brayton Avenue Didsbury M20 5LP

Guide Price £795,000



A STUNNING, four double bedroom, two bathroom, semi detached property which has been SKILFULLY & SUBSTANTIALLY extended to create a fantastic family home on a HIGHLY REGARDED road, close to DIDSBURY VILLAGE & PARK. 1603 sq ft.

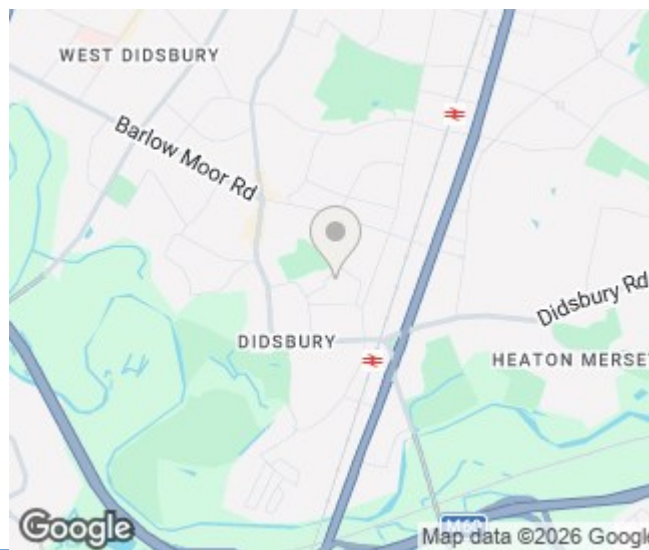
Numerous noteworthy features include a welcoming entrance hall with turning stairs to the first floor and downstairs WC off, separate lounge with bay window, a most impressive open plan family kitchen with a comprehensive range of units, matching island with seating, integrated appliances, including 'Quooker' tap and full-height glazed sliding doors to the rear garden, useful cloaks/study area and separate utility room. In addition, there are four lovely double bedrooms, the main with fitted wardrobes and en-suite shower room, and a modern family bathroom.


Externally, there is a double width driveway to the front with EV charge point, adjoining garden and side gated access, whilst at the rear is a delightful south westerly facing landscaped garden with two flagged patio areas, one with a metal adjustable louvered pergola, lawned section and stocked flowerbed borders.

Brayton Avenue is a favoured residential road with a great location, being within a short stroll of Didsbury Park and the array of cafés, bars, restaurants and shops of Didsbury Village.



- Stunning family home
- Skilfully & substantially extended
- Four lovely double bedrooms
- Family bathroom & en-suite shower room
- Wonderful open plan family kitchen
- Separate lounge with bay window
- Downstairs WC, utility & cloaks/study
- Double width driveway with EV charge point
- Delightful landscaped rear garden
- Ideal location close to Didsbury Park & Village



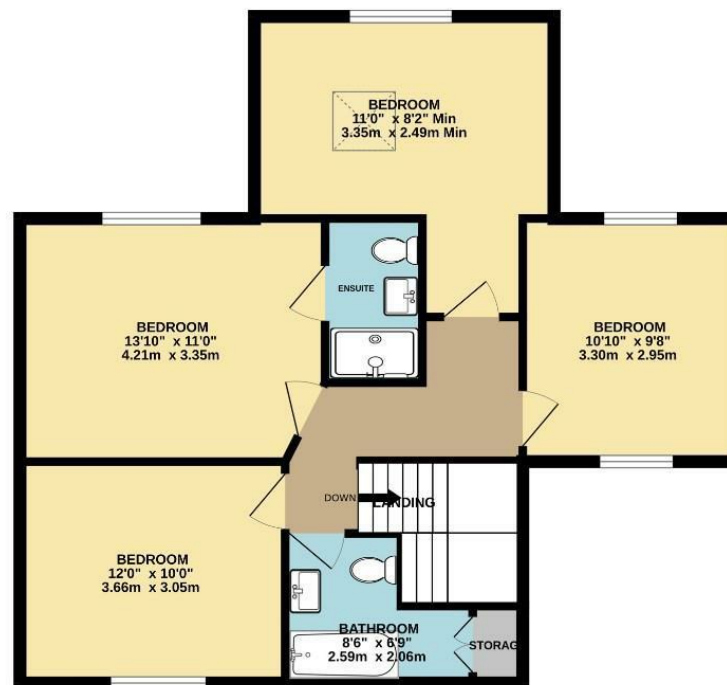
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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