



*jordan fishwick*

**WEST DIDSBURY**  
Lawnside Mews





## Lawnside Mews, West Didsbury, M20 3YD

Guide Price £400,000



### The Property

An appealing, four bedroom, three storey town house forming part of a gated courtyard development which is just a short stroll from the Metrolink & Burton Road. The property benefits from two allocated parking spaces and in outline comprises :- Covered porch, entrance hall, downstairs WC, lounge with garden room off and a fitted breakfast kitchen on the ground floor, with the first floor providing a main bedroom with en-suite shower room and further bedroom, with the second floor giving way to the two remaining bedrooms and family bathroom. Externally, there is an enclosed walled rear garden and block paved parking to the front. In addition, there is uPVC double glazing, gas central heating and fitted furniture to all bedrooms.

### Directions

M20 3YD





- Four bedroom townhouse
- Gated courtyard development
- Two allocated parking spaces
- Bathroom & En-suite
- Downstairs WC
- Fitted breakfast kitchen
- Living room & garden room
- uPVC double glazing
- Gas central heating
- NO ONWARD CHAIN

Postcode - M20 3YD

EPC Rating - C

Floor Area - 1214.00 sq ft

Local Authority - Manchester City Council

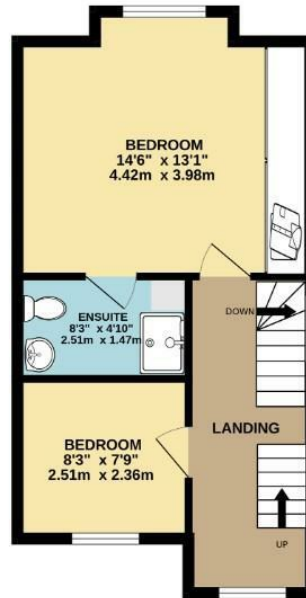
Council Tax - E



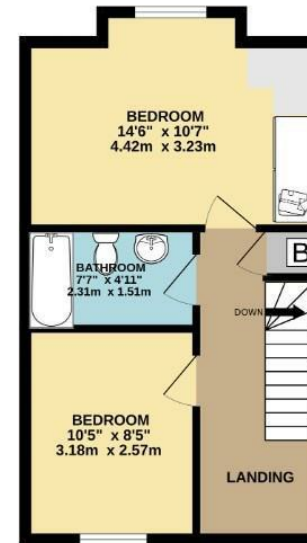
GROUND FLOOR  
466 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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