



*jordan fishwick*

**WEST DIDSBURY**  
Toddbrook Close





## Toddbrook Close, West Didsbury, M20 1NB

Guide Price £350,000



### The Property

A superb TWO DOUBLE BEDROOM apartment forming part of a RECENTLY CONSTRUCTED and EXTREMELY POPULAR purpose built development, set opposite CAVENDISH ROAD PARK and being within a SHORT STROLL of BURTON ROAD and its array of bars, restaurants and the tram stop. 858 sq ft. Enjoying a first floor south facing position, the beautifully presented living space enjoys a welcoming communal entrance hall with access to the front and rear, private entrance hall with generous built-in storage cupboard, impressive dual aspect open plan living/kitchen area extending over 25 ft with a range of fitted units, integrated appliances and ample space for lounge & dining room furniture, two excellent double bedrooms with the master enjoying a contemporary en-suite shower room, and the main bathroom with modern white suite and chrome fittings. Externally, there is allocated residents and visitor parking to the rear.

### Directions

M20 1NB





- Superb first floor apartment
- Open plan living/kitchen over 25ft
- Two spacious double bedrooms
- Bathroom & En-suite shower
- Gas central heating
- uPVC double glazing
- Allocated residents parking
- South facing position
- West Didsbury Location
- Opposite Cavendish Road Park

Postcode - M20 1NB

EPC Rating - B

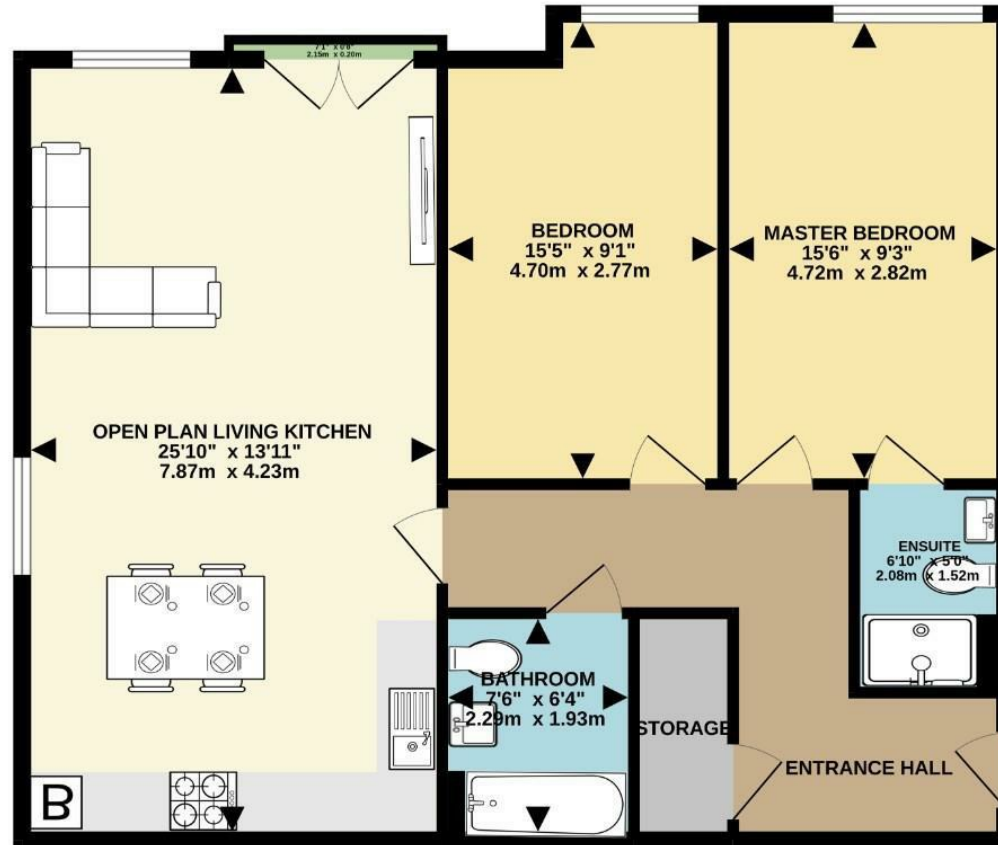
Floor Area - 858.00 sq ft

Local Authority - Manchester City Council

Council Tax - D



FIRST FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 02/022



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan 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.

Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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