



*jordan fishwick*

**WEST DIDSBURY**  
Cromer Avenue



# Cromer Avenue, West Didsbury, M20 3DR

£395,000



## The Property

A unique three bedroom, two bathroom duplex apartment within a period conversion. The property is situated on a quiet residential cul-de-sac in West Didsbury, within a short stroll of the Metrolink and Burton Road with its array of cafes, restaurants & shops. This impressive home offers stylish, spacious and versatile accommodation over two floors. The ground floor encompasses an entrance hallway with built in utility cupboard (housing a washer/dryer), leading to a sitting room/bedroom three with wood burning stove and plantation shutters in the large bay window. There is a separate impressive open plan living / dining kitchen with built in appliances, which has full length bi-fold doors giving access to the private courtyard garden. There is a further double bedroom with fitted wardrobes and family bathroom completing the ground floor. To the lower ground floor: Master bedroom suite with ensuite dressing room and shower room, cinema room with projector and surround sound system. Gas central heating and double glazing complete the impressive specification.

## Directions

M20 3DR



- Amazing three bed duplex conversion
- Master bedroom suite with dressing room & shower room
- Private courtyard garden
- Open plan living, kitchen & dining area
- Cinema room
- Many period features
- West Didsbury location
- Viewing essential
- Share of freehold

**Postcode** - M20 3DR

**EPC Rating** - D

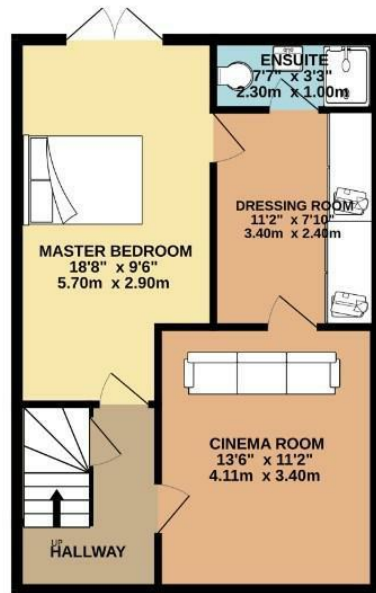
**Floor Area** - 1337.00 sq ft

**Local Authority** - Manchester City Council

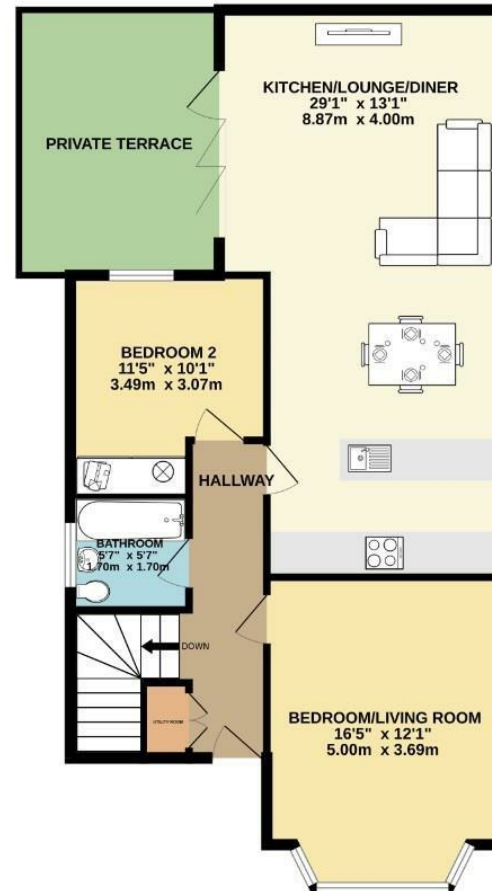
**Council Tax** - A



LOWER GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 1337 sq.ft. (124.2 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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