



*jordan fishwick*

LADYBARN  
Hawes Avenue





## Hawes Avenue, Ladybarn, M14 6RT

£295,000



### The Property

A spacious extended semi detached property positioned on a large plot with driveway and garage, set within a quiet cul de sac, having been much improved the property offers versatile and light accommodation suitable for a variety of purchasers. Well positioned for local amenities such as Ladybarn village, train station, schools whilst Didsbury village is located only a short distance away. The accommodation comprises briefly: Entrance hall, lounge, spacious dining kitchen with ample cupboards and worktops. To the first floor there are three double bedrooms and a re-fitted bathroom and separate shower room/wc. The property is double glazed and gas central heating is installed. detached garage offering off road parking, and a lawned gardens with Indian stone patio completes the impressive specification Viewing recommended. No chain.

### Directions

M14 6RT





- Extended semi detached property
- Three double bedrooms
- Spacious family dining kitchen
- Large driveway & detached garage
- Double glazing & gas central heating are both installed
- Cul de sac location
- No chain

Postcode - M14 6RT

EPC Rating - C

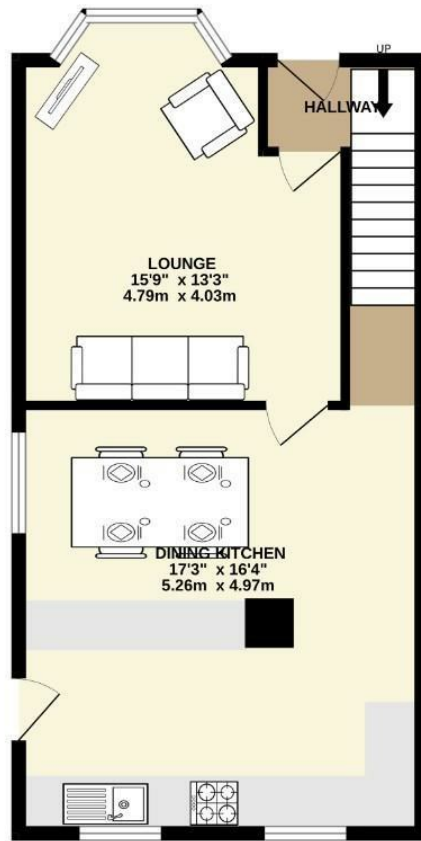
Floor Area - 1024.00 sq ft

Local Authority - Manchester City Council

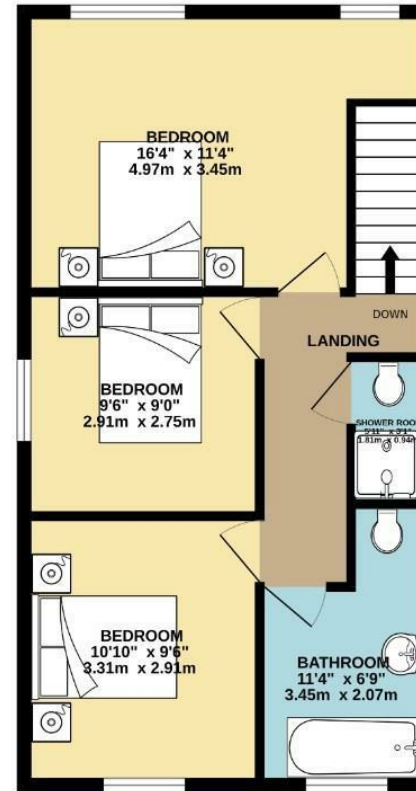
Council Tax - B



GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024



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

757-759 Wilmslow Road, Didsbury Village, Manchester

0161 445 4480

didsbury@jordanfishwick.co.uk  
www.jordanfishwick.co.uk