



*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

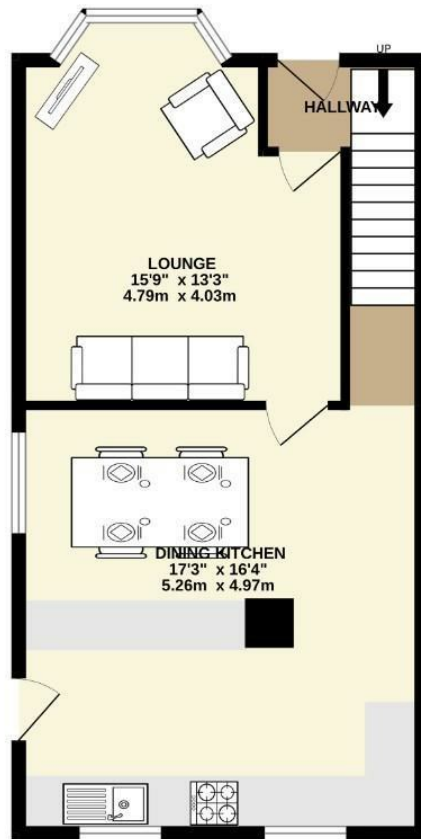
Floor Area - 1024.00 sq ft

Local Authority - Manchester City Council

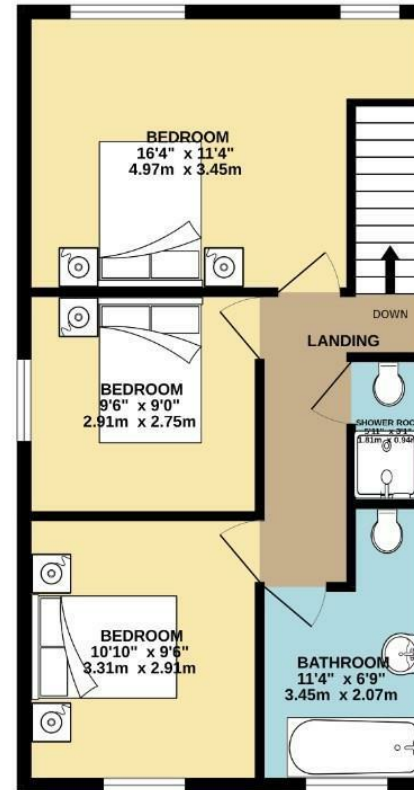
Council Tax - B



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.  
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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