



*jordan fishwick*

**MANCHESTER**  
Ladysmith Road





# Ladysmith Road, Manchester, M20 6HP

Guide Price £330,000



## The Property

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £330,000+ Reservation Fee. Auction ends Wednesday 18th September 2024 at 15:00.

A traditional, freehold, semi detached three bedroom property enjoying a superb location on a quiet cul-de-sac which is within easy reach of Didsbury Village and the Metrolink, with the benefit of a driveway, a garage and private gardens to the rear and side. Both gas fired central heating and uPVC double glazing is installed. The living space includes a lounge with a bay window, sliding doors separating a second living/dining room, separate kitchen, two double bedrooms an additional third bedroom and a bathroom with three piece suite. **\*\* NO ONWARD CHAIN\*\***

For any questions regarding the property or auction process then please contact the Didsbury Office on 0161 445 4480.

## Directions

### M20 6HP



Google Map data ©2024 Google



- Three bedroom semi detached
- Two reception rooms
- Didsbury Village
- Ideal cul-de-sac location
- uPVC double glazing
- Gas central heating
- Driveway providing parking
- Lawned garden to the rear
- No onward chain
- Sold by Modern Method of Auction

**Postcode** - M20 6HP

**EPC Rating** - D

**Floor Area** - 1044.00 sq ft

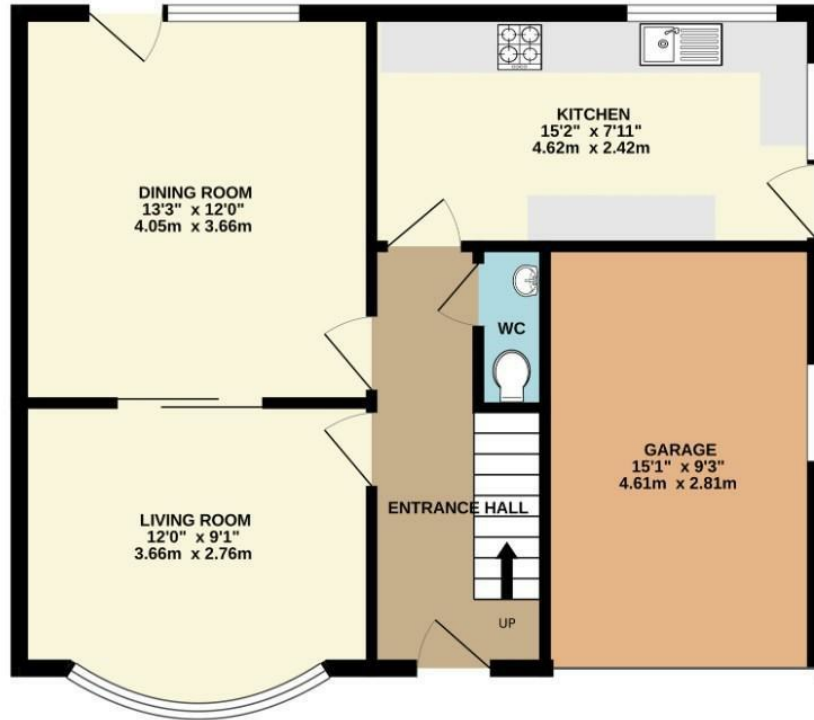
**Local Authority** - Manchester City Council

**Council Tax** - D

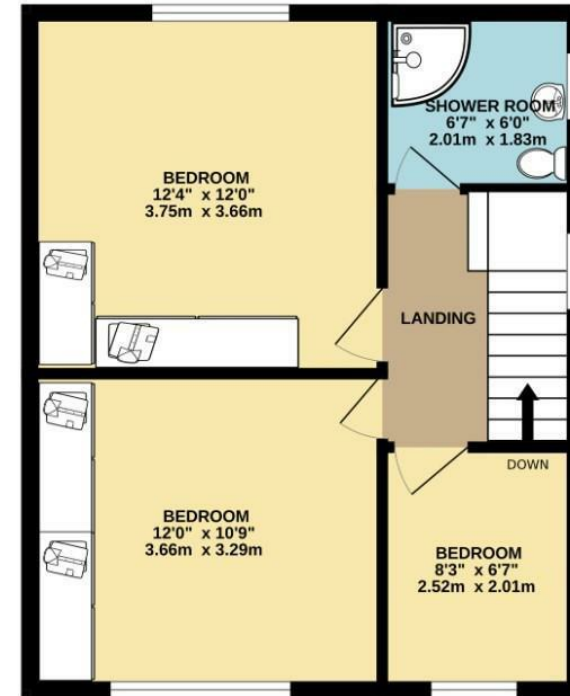




GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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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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