



jordan fishwick

WEST DIDSBURY
Matlock Avenue



Matlock Avenue, West Didsbury, M20 1JS

Guide Price £525,000



The Property

A beautifully presented, four bedroom, garden fronted terrace property forming part of a select cul-de-sac in the heart of West Didsbury, with a professional loft conversion and attractive westerly facing landscaped garden to the rear. The internal living space extends to 1288 sq ft, with both gas central heating and majority uPVC double glazed windows in place. In outline comprising:- Covered porch, entrance hall, generous lounge/dining room, comprehensively fitted kitchen with French doors opening to the rear garden, whilst the first floor landing gives way to the three bedrooms and Heritage family bathroom, with a further bedroom on the second floor extending over 19ft, with a modern en-suite shower room and ample eaves storage. Matlock Avenue enjoys a great location, being within a short stroll of the Metrolink and Burton Road with its array of cafés, restaurants & shops. The motorway network, City Centre and Manchester Airport are all close at hand. *No Onward Chain*

Directions

M20 1JS



- Great cul-de-sac location in West Didsbury
- Superb four bedroom terrace
- Stylish living space over three floors
- Loft conversion with dormer window
- Bathroom & en-suite shower room
- Through lounge/dining room
- Comprehensively fitted kitchen
- Gas central heating & majority uPVC double glazing
- Landscaped Westerly facing rear garden
- No onward chain

Postcode - M20 1JS

EPC Rating - D

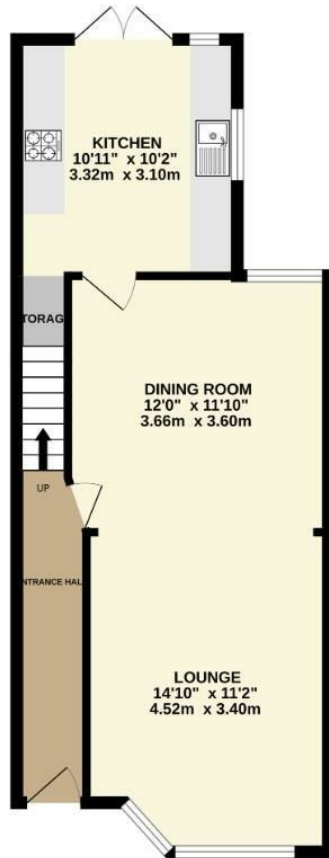
Floor Area - 1288.00 sq ft

Local Authority - Manchester City Council

Council Tax - C



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



2ND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.6 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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