



*jordan fishwick*

**WEST DIDSBURY**  
Cromer Avenue



## Cromer Avenue, West Didsbury, M20 3DR

£410,000



### The Property

A substantial, four bedroom, period semi-detached property, in need of some updating and improvement, set within a well regarded residential tree lined cul de sac with an enclosed rear garden and retaining a number of original features, useful basement and a great location in West Didsbury, 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. The living space is warmed by gas central heating and includes entrance porch, generous reception hall with staircase to first floor, lounge with bay window, separate dining room, kitchen and downstairs wc with access to cellars. To the first floor: Three double bedrooms, additional fourth bedroom/study and family bathroom.\*NO ONWARD CHAIN\*

### Directions

M20 3DR



Google

Map data ©2024 Google

- A four bed period semi detached property
- In need of updating
- Two reception rooms
- Useful cellars
- Downstairs wc
- Popular residential cul de sac
- Gas central heating
- Many original features
- Council Tax Band - D / EPC Rating - D
- No onward chain

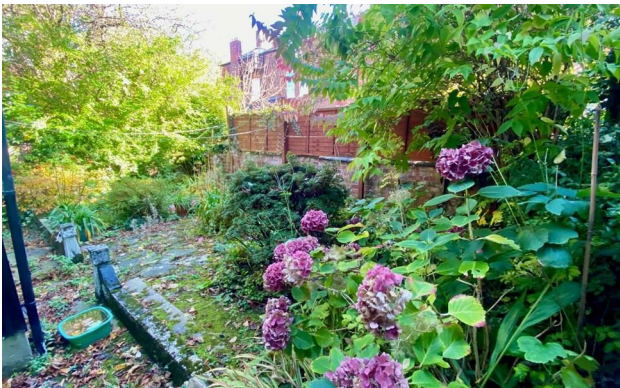
**Postcode** - M20 3DR

**EPC Rating** - D

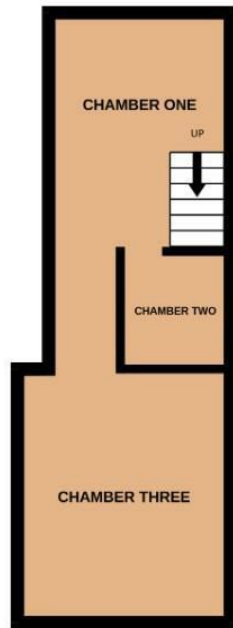
**Floor Area** - 1532.00 sq ft

**Local Authority** - Manchester City Council

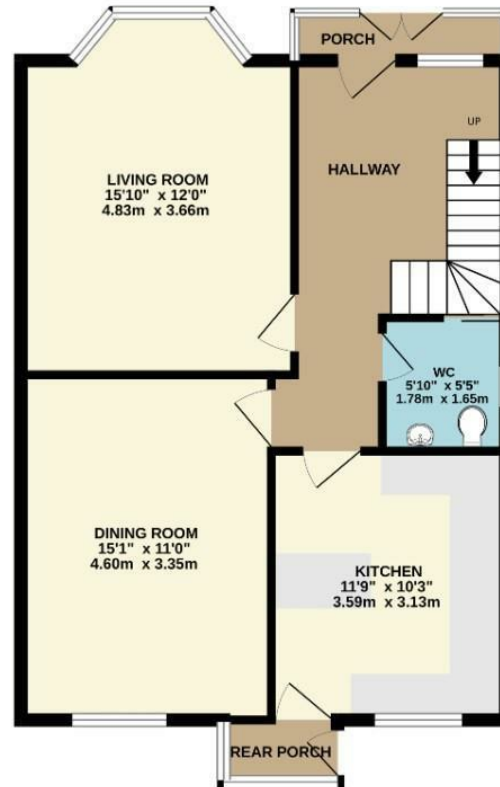
**Council Tax** - D



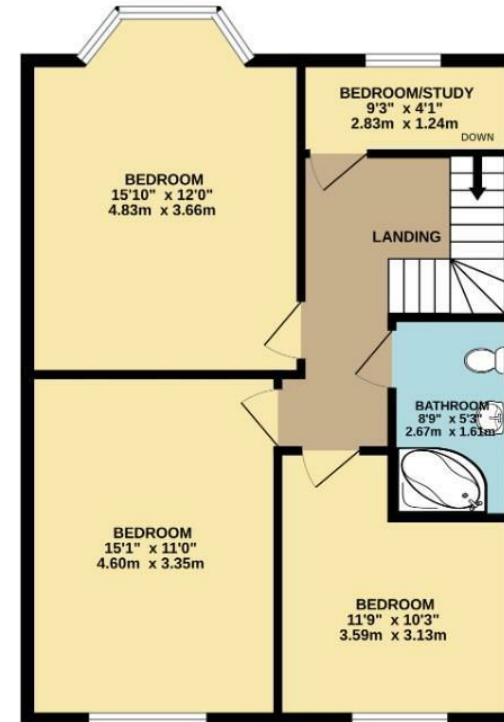
BASEMENT  
228 sq.ft. (21.2 sq.m.) approx.



GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.3 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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