



Lancashire Properties are delighted to present this SEMI-DETACHED three good size bedroom family house situated on Main A34, Kingsway, Manchester, M20. Located on the border of East Didsbury and Parrs Wood. It's excellent location benefits from being close to all amenities which includes;

- easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities.
- For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Kingsway (A34) or Wilmslow Road (A5145).
- Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages.
- Didsbury to Manchester Metrolink line, all residents will enjoy fast and efficient access into Manchester City Centre and Media City.

In brief the property comprises of an entrance hall, two reception rooms, fitted kitchen on the ground floor; whereas, there is a bathroom, separate WC and three bedrooms on the first floor. Off road parking and lawned rear garden. Detached garage to the rear. Property has been renovated throughout with brand new paintwork, flooring, bathroom units, and kitchen units.

Don't miss this opportunity! Call now to arrange a viewing!

Dimensions:

Ground Floor -

Entrance Porch 2'3 (.69m) x 6'7 (2.01m)
With uPVC double glazed doors with attractive leaded inserts and uPVC windows to either side.

Entrance Hall 1'10 (.56m) x 6'6 (1.98m)
A good sized entrance hall with a staircase to the first floor, meter cupboard, alarm panel and radiator. Panelled doors to under stairs WC, Kitchen and two principle Reception rooms.

Living Room 15'7 (4.75m) x 11'4 (3.45m)
A good sized living room, radiator and uPVC double glazed bay window.

Dining Room 13' (3.96m) (Into Bay) x 11'8 (3.56m)
A good sized room, with an attractive uPVC double glazed bay window with attractive leaded inserts overlooking the front aspect, radiator.

Kitchen 8'9 (2.67m) x 6'9 (2.06m)
The Kitchen is fitted with a range of base and eye level storage units with top work surfaces that incorporate the sink and drainer unit. Space for gas cooker, washing machine, fridge freezer. UPVC double glazed window to the rear and uPVC double glazed door opening to the side aspect.

Downstairs WC
Low level WC with corner hand wash basin and window to the side.
First floor

First Floor -

Landing 7'6 (2.29m) x 9'11 (3.02m)
Window to the side, loft access and panelled doors to the three bedrooms, bathrom and seperate WC.

Bedroom 1 11' (3.35m) x 14' (4.27m) (Into Bay)
UPVC double glazed bay window with attractive leaded inserts to the front aspect and radiator.

Bedroom 2 11' (3.35m) x 12'4 (3.76m)
UPVC double glazed window to the rear and radiator.

Bedroom 3 7'5 (2.26m) x 7'8 (2.34m)
UPVC double glazed window with attractive leaded inserts to the front and radiator.

Bathroom 6'1 (1.85m) x 8'3 (2.51m)

The bathroom is fitted with a three piece suite which comprises of a WC, panelled bath with hot and cold mixer tap and pedestal hand was basin. UPVC double glazed window to the rear.

Seperate WC 5' (1.52m) x 3'2 (.97m)

UPVC double glazed window to the side and push button WC.

*Please note: All dimensions are maximum unless otherwise stated. Dimensions should not be used for furniture, flooring, or ordering any other personal fittings.

Notice:

The above property details should be considered as a general guide only for prospective purchasers. Lancashire Properties does not have any authority to give any warranty in relation to the property.

We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment.

If double glazing has been stated in the details , the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property.

We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

While we endeavour to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

Council Tax Band: C (Manchester City Council)

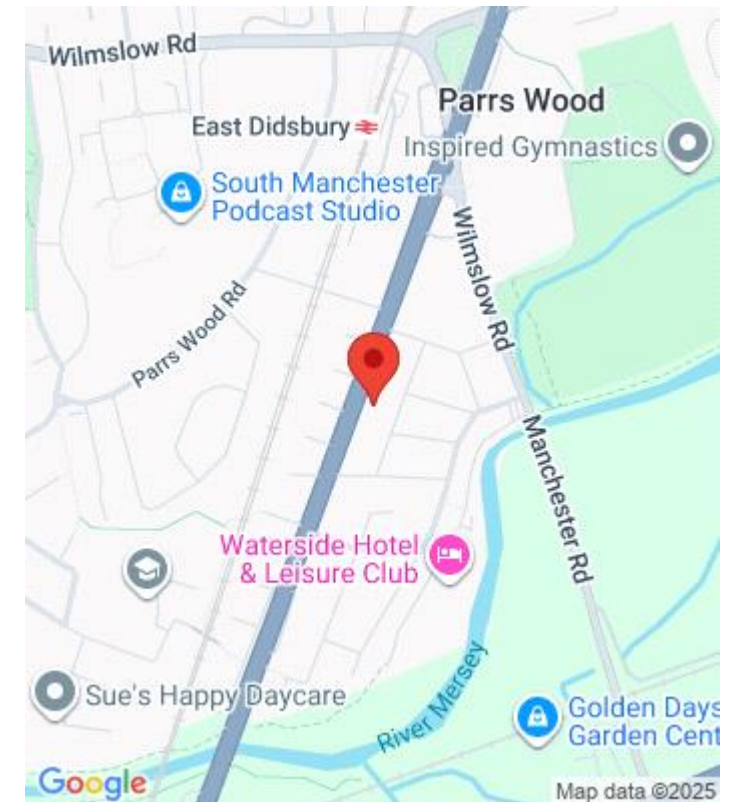
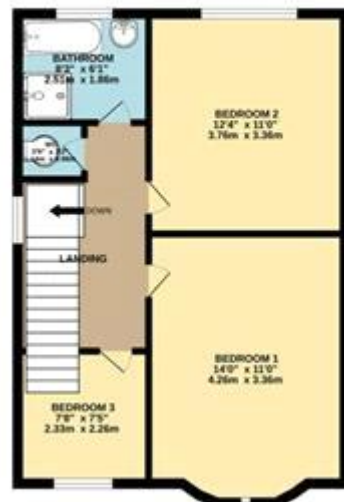
Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



1ST FLOOR
489 sq ft (45.4 sq m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.