

JP & Brimelow

SALES

Price £365,000



1 Ambrose Drive, Didsbury, M20 2YE

Didsbury

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DESCRIPTION

SOLD WITH MULTIPLE BIDS. SIMILAR PROPERTIES REQUIRED. BUYERS WAITING. A truly unique four bedroomed detached property situated in a quiet cul-de-sac location in West Didsbury, just a short stroll from the bars and restaurants of Burton Road, and within easy access to the Metro station and major motorway links. In brief this spacious property comprises; entrance hall, large reception room, lounge, dining room and kitchen to the ground floor, whilst the first floor reveals four good sized bedrooms, fitted bathroom and separate WC. Boasting gas fired central heating, a double garage, off road parking and a stunning lawned garden. Viewing is highly recommended.

DIRECTIONS

From our office in Didsbury turn left and proceed along Wilmslow Road turning left at the first set of traffic lights into Barlow Moor Road. Pass straight across at the next set of traffic lights and take the seventh turning on the left into Oaker Avenue. Follow it to its end and turn right into Darley Avenue. Taking the first turning on the left hand side into Ambrose Drive and the property can be found on the left hand side.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

PORCH

Entered via glass panelled sliding door. Tiled floor. Window to side aspect.

ENTRANCE HALL

Entered via glass patterned panelled door. Patterned glass Window to front aspect. Ceiling light point. Thermostat. Radiator. Doors open to:

STUDY/RECEPTION ROOM

A large reception room currently utilised as a study. Large window to the front aspect. Radiator. Ceiling light point.

LOUNGE

A bright and spacious lounge with a large window to the rear aspect. TV point. Telephone point. Ceiling light point. Radiator. Sliding door with patterned glass panels open to;

DINING ROOM

A charming dining room that features glass panelled doubled doors with glass surround opening to the rear

garden. Ceiling light point. Radiator. Opens to;

KITCHEN

A fully tiled modern kitchen fitted with a range of base and eye level units with roll top working surfaces met by splash back tiling. Inset stainless steel sink with drainer and mixer tap over. Integrated electric oven with five ring gas hob over and stainless steel extractor hood above. Cupboard housing 'Baxi' condensing boiler. Space and plumbing for washing machine, dryer, dishwasher and fridge/freezer. Window to front and side aspects. Eight ceiling light points. Timber floorboards.

FIRST FLOOR

LANDING

Ceiling light point. Access to insulated loft. Doors opening to:

MASTER BEDROOM

A large double bedroom that benefits from fitted wardrobes providing hanging and shelving space. Large window to the rear aspect. Ceiling light point. Radiator. TV point. Telephone point.

BEDROOM TWO

A further good sized double bedroom with a large window to the front aspect. Telephone point. Ceiling light point. Radiator.

BEDROOM THREE

Double bedroom with window to the rear aspect overlooking the garden. Ceiling light point. Radiator.

BEDROOM FOUR

Window to front aspect. Ceiling light point. Telephone point. Radiator. Access to useful storage cupboard.

BATHROOM

Partially tiled and fitted with a two piece suite comprising; panelled bath with telephone style shower tap and a pedestal hand wash basin with mixer tap over. Radiator. Patterned window to the side aspect. Ceiling light point. Vinyl flooring.

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WC

Fitted with a low flush WC. Patterned window to the side aspect. Ceiling light point. Tiled flooring.

GARAGE

A substantial brick built double garage, accessed by up and over door to the front and a door to the rear.

EXTERNALLY

The property boasts a delightful lawned garden to its rear, retained via mature flower beds and timber panelled fencing. Ample off road parking can be found to the front of the property.

TENURE

Freehold

ASSESSMENT

Manchester Council Tax Band E

J P & BRIMELOW MONEY

At JP & Brimelow we offer a fully Independent advice service dedicated to finding you the best financial solution to meet your current and future financial needs and goals.

DISCLAIMER

Your home may be repossessed if you do not keep up the payments on your mortgage.

VIEWING

By appointment through the Agent on 0161 448 0622

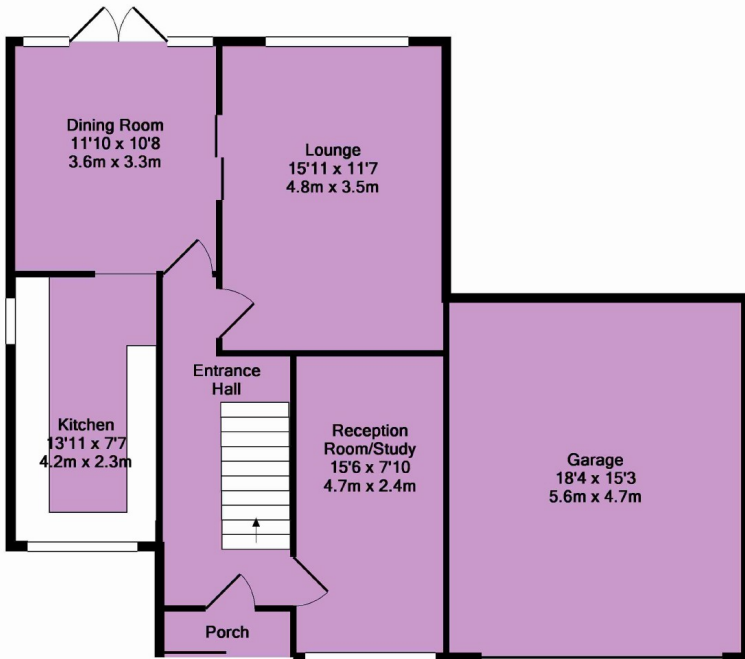


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	82
	58
England & Wales	EU Directive 2002/91/EC

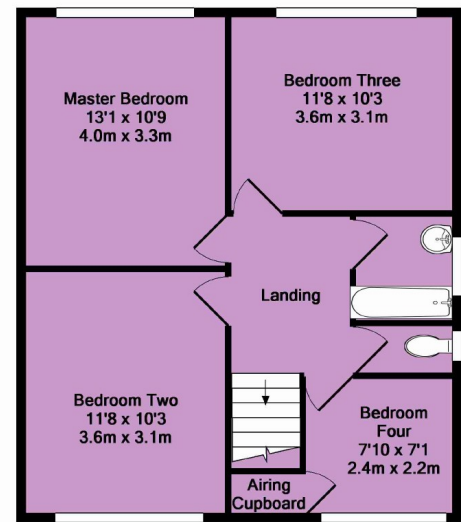
Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
	81
	53
England & Wales	EU Directive 2002/91/EC

FLOOR PLANS

Not to Scale. For Illustration purposes only



Ground Floor



1st Floor

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