



*jordanfishwick*

DIDSBURY  
Grenfell Road





**Grenfell Road, Didsbury**  
**M20 6TQ**  
 Offers in excess of £315,000



### The Property

An attractive, bay fronted, TERRACE PROPERTY offering a SUPERB LEVEL of living space, whilst enjoying a CENTRAL LOCATION in Didsbury Village. 963 sq ft. The well planned and stylish living space is warmed by gas central heating and in outline comprises:- Entrance hall, lounge with bay window, cast iron fireplace and cornice ceiling, separate dining room, fitted kitchen extending over 12 ft and bathroom on the ground floor, with the first floor revealing two double bedrooms, the back bedroom also enjoying an en-suite bathroom. In addition, there is a useful basement which is currently used as an additional bedroom and small enclosed courtyard to the rear. \*No onward chain\*

### Directions

Leaving our office in a northerly direction along Wilmslow Road, turn left at the first set of traffic lights into Barlow Moor Road (A5145). Grenfell Road is then the 3rd turning on the left, with the property being found towards the end on the right hand side.

- Attractive terrace property
- Two double bedrooms
- Two bathrooms
- Basement/additional bedroom
- Two separate reception rooms
- Gas central heating
- Central village location
- No onward chain

**Postcode** - M20 6TQ

**EPC Rating** -

**Floor Area** - 963 sq ft

**Local Authority** - Manchester City Council

**Council Tax** - Band D





BASEMENT LEVEL  
APPROX. FLOOR  
AREA 160 SQ.FT.  
(14.9 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 444 SQ.FT.  
(41.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 359 SQ.FT.  
(33.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 963 SQ.FT. (89.5 SQ.M.)  
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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