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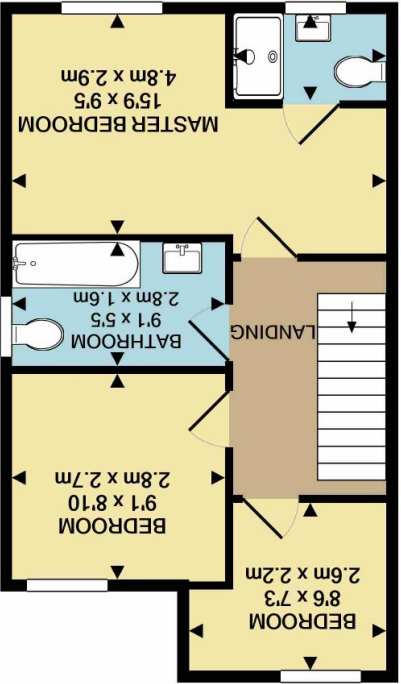
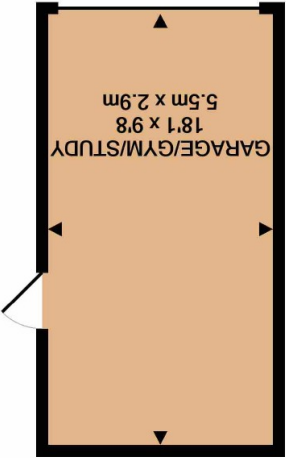
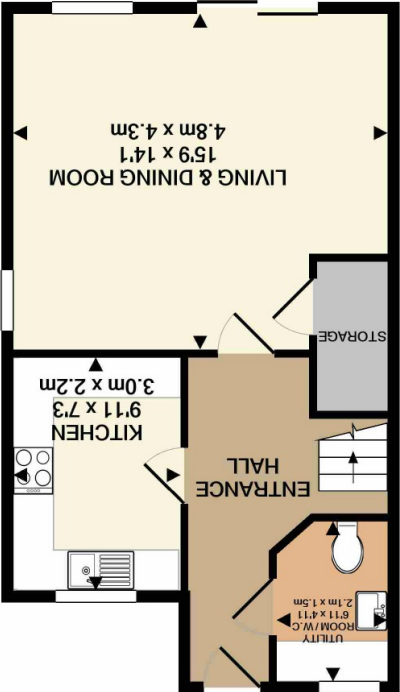
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GROUND FLOOR
APPROX. FLOOR
AREA 584 SQ.FT.
(54.3 SQ.M.)
1ST FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 987 SQ.FT. (91.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Cotton Lane, Withington
M20 4UX
Offers in excess of £340,000



The Property

An impressive family home with a southerly facing rear garden, located within walking distance of both Didsbury and Withington villages. Recently constructed with beautifully presented accommodation extended to an impressive 987 sq ft, positioned close to Fog Lane park. The accommodation comprises: entrance hallway with a utility room /W.C, a stunning light and spacious living room with oak flooring and patio doors giving access to the rear garden with Indian stone sitting area, there is a stylish kitchen which is fitted with modern units with integrated appliances. To the first floor: Master bedroom with en-suite shower room, two additional good size bedrooms and a family bathroom with a white suite. Externally the property is approached via a paved pathway

with a garden frontage. To the rear is a fully enclosed garden laid with astro turf. There is a remote operated sliding gate which provides access an allocated parking space and detached garage currently used as gym/office. The property is also fitted with solar panels. Viewing essential.

Directions

Postcode M20 4UX

- An immaculate property
- Three bedrooms
- Master bed with en-suite
- Light and spacious living accommodation
- Downstairs wc/utility room
- Garage converted to gym/study
- Secure gated parking
- Early viewing essential

Postcode - M20 4UX
EPC Rating - B
Floor Area - 987 sq ft
Local Authority - Manchester City Council
Council Tax - Band D

