



*Jordan fishwick*

DIDSBURY  
Ladysmith Road



## Ladysmith Road, Didsbury M20 6HL

Offers in excess of £250,000



### The Property

\*SEE VIDEO TOUR\* - A garden fronted TWO DOUBLE BEDROOM terrace property enjoying an ideal location on a small CUL-DE-SAC which is within a 'short stroll' of Didsbury Village and the METROLINK. In outline comprising:- Front porch, lounge/dining room extending to 22ft, fitted kitchen with a range of units and the bathroom with white suite on the ground floor, with the first floor giving way to the two good sized double bedrooms. The property is warmed by gas fired central heating, which is further complemented by uPVC double glazing. In addition to the front garden, there is a small enclosed courtyard to the rear. \*NO ONWARD CHAIN\*

### Directions

From our office proceed along Wilmslow Road in a northerly direction turning right at the traffic lights onto School Lane. Take the 6th turning on the right hand side into Ladysmith Road and the property can then be found on the right hand side.

- Garden fronted terrace
- Two double bedrooms
- Living room extending to 22ft
- Bathroom with white suite
- Fitted kitchen
- uPVC double glazing
- Gas central heating
- Cul-de-sac location
- Close to Didsbury Village
- No onward chain

**Postcode** - M20 6HL

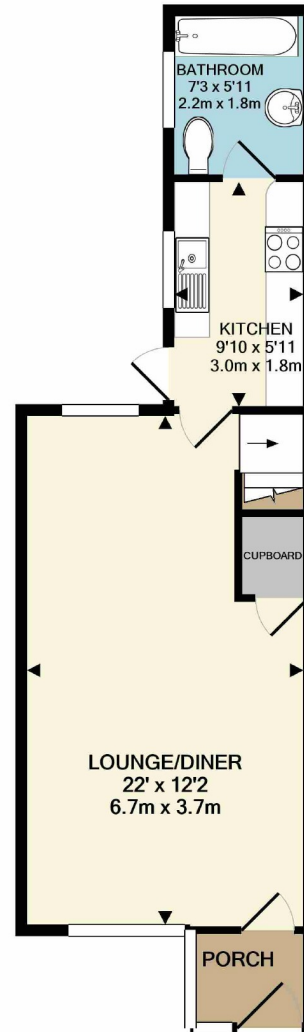
**EPC Rating** - D

**Floor Area** - 657 sq ft

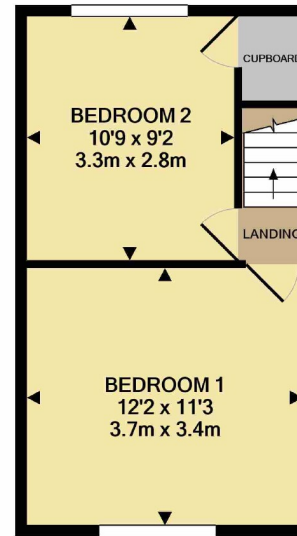
**Local Authority** - Manchester City Council

**Council Tax** - Band B





GROUND FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 268 SQ.FT.  
(24.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 657 SQ.FT. (61.0 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

757-759 Wilmslow Road, Didsbury Village, Manchester, M20

0161 445 4480

didsbury@jordanfishwick.co.uk  
www.jordanfishwick.co.uk