



Jordan fishwick

18 Ford Lane, Didsbury, M20 2TJ
£2,600 Per Calendar Month



Ford Lane Manchester M20 2TJ

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The Property

View our Virtual Tour Here - <https://youtu.be/dUERTJfTQ7E>

**** AVAILABLE MAY **** Jordan Fishwick are delighted to bring to the market this beautifully presented and modern, extended four double bedroom family home. Neighbouring Didsbury Park and the Golf Club with it perfectly positioned opposite a communal green it is ideal for a growing family.

On entering the house the property comprises; bay-front family lounge with centerpiece fireplace. Through to the open-plan kitchen and dining space, with substantial island housing the hob and sink, along with ample storage space. Lit via sky light with double patio doors leading onto the landscaped rear garden. Before heading upstairs you have a substantial 26ft utility room, housing sink, washing machine and dryer with plenty of storage it is ideal for those looking to hide the laundry away! Finally there is a downstairs shower room and W.C To the first floor there are four double bedrooms, the first three of which all come with fitted wardrobes, the main with a whole wall of floor to ceiling storage. The rear bedroom comes with its own ensuite shower room and the family bathroom has a free-standing bathtub, sink and WC.

Externally there is a separate office and storage room at the bottom of the garden, decked seating area and large driveway to the front with off-road parking for 2-3 cars. Fully Furnished. This fabulous property will not be available for long. To view, please call Didsbury on 0161 434 5290

EPC Rating - C

- Available May
- Four Double Bedrooms
- Three Bathrooms
- Fully Furnished
- Modern Design Throughout
- Beautifully Presented
- Ideal Location of Didsbury
- Garden with Office Outhouse
- Large Driveway
- Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.

