



jordan fishwick

WEST DIDSBURY
Holly Royde Close



Holly Royde Close, West Didsbury, M20 3HR

Guide Price £895,000



The Property

A MAGNIFICENT TOWNHOUSE HAVING BEEN SKILFULLY EXTENDED, ENJOYING A GENEROUS CORNER PLOT WITHIN A SELECT DEVELOPMENT, SET IN THE FORMER GROUNDS OF HOLLY ROYDE HOUSE. 2722 sq ft. The stylish living space is arranged over three floors, with the centrepiece being a superb open plan family kitchen area with bi-fold doors to the rear garden, comprehensively fitted kitchen and central island., lounge area with oak floor and a useful utility room with WC off. In addition, a play room/study area, hallway with cloaks cupboard and an integral garage complete the ground floor. The first floor gives way to two spacious double bedrooms, with a balcony, walk-in dressing area and contemporary en-suite shower room off the main. At second floor level are a further three double bedrooms, en-suite shower room and spacious family bathroom. A driveway at the front and side provides ample parking, whilst to the rear and side is a mature garden.

Directions

M20 3HR



- Magnificent extended townhouse
- Impressive open plan living area
- Comprehensively fitted kitchen
- Five double bedrooms
- Three bathrooms
- Study/play room
- Utility & Wc
- Integral garage
- Large corner plot
- Great locatoin on a select development

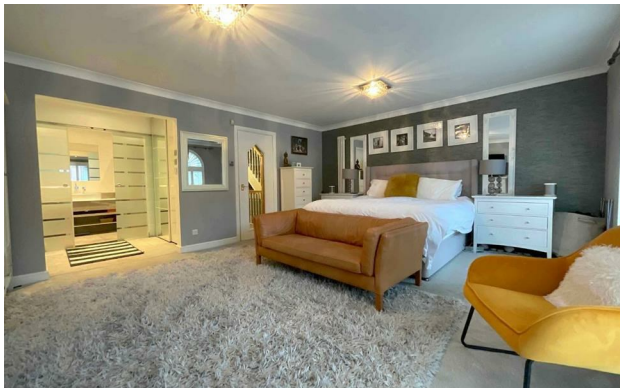
Postcode - M20 3HR

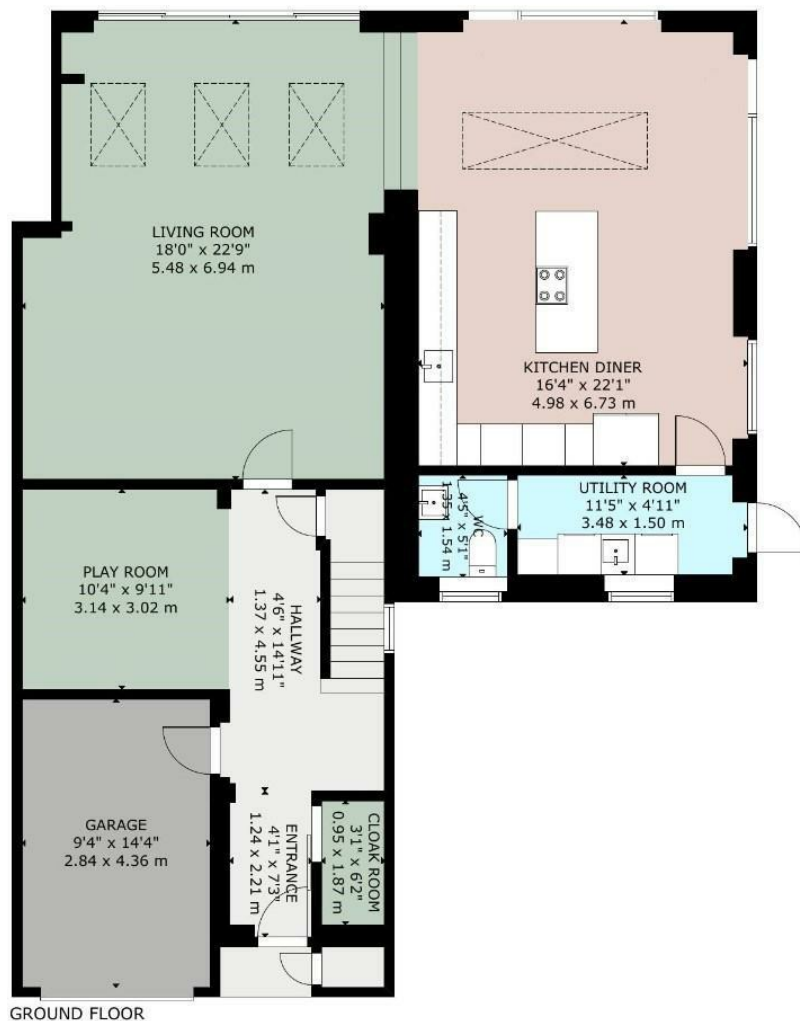
EPC Rating - C

Floor Area - 2722.00 sq ft

Local Authority - Manchester City Council

Council Tax - F





GROSS AREA
TOTAL: 252 m²/2,722 sq.ft
GROUND FLOOR: 110 m²/1,188 sq.ft, FIRST FLOOR: 65 m²/700 sq.ft, SECOND FLOOR: 57 m²/610 sq.ft
OTHER AREAS: BALCONY: 8 m²/91 sq.ft, GARAGE: 12 m²/133 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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