



*jordan fishwick*

50 Mersey Crescent, M20 2YJ  
Guide Price £365,000

# Mersey Crescent West Didsbury

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Presented to a **HIGH STANDARD**, this traditional **THREE BEDROOM** semi detached property enjoys a **GREAT POSITION** with **OPEN VIEWS** across a small green and playing fields beyond at the front. uPVC double glazing is complemented by gas central heating, with the stylish living space incorporating a generous lounge, impressive dining kitchen with a comprehensive range of units, cleverly designed conservatory leading to the private garden, three good sized bedrooms, and the fitted bathroom. The property enjoys an enviable location in West Didsbury, with lovely gardens to the front and rear, a flagged patio area and as previously mentioned, the superb open aspect at the front with a small green and wide expanse of playing fields beyond.





- Fantastic open views to the front
- Appealing semi detached home
- Three bedrooms
- Comprehensively fitted dining kitchen
- Cleverly designed conservatory
- Living room with bay window
- uPVC double glazing & GCH
- Lovely gardens to the front & rear
- Great location in West Didsbury
- Ideal for walks along the River Mersey



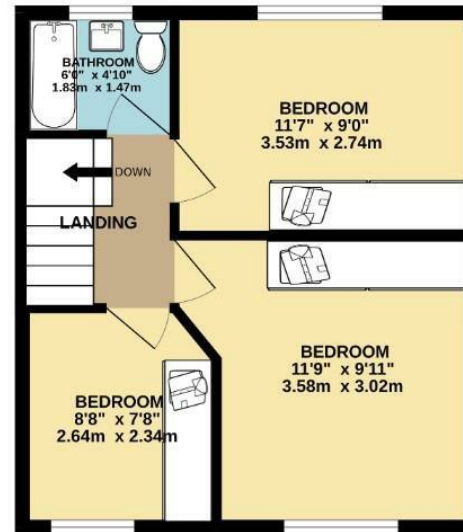
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA - 853 sq.ft. (79.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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