



*jordan fishwick*

8 Dundreggan Gardens, M20 2EH  
Guide Price £700,000



## Dundreggan Gardens Didsbury

Guide Price £700,000



A fantastic four bedroom townhouse forming part of an exclusive gated development on a sought after tree lined road, with an impressive open plan living area, four double bedrooms, two bathrooms and two allocated parking spaces. This stylish property enjoys living space across three floors within this lovely development, with a private garden as well as access to a well tended communal grounds. 1728 sq ft.

In outline, the property includes a wide hallway leading to open plan living room and dining area with French doors leading to a private rear garden, a modern kitchen with fitted white goods, downstairs WC and understairs storage. To the first floor, there is the master suite with an ensuite shower room, fitted wardrobes and a balcony over looking impressive communal gardens, a second double bedroom and a utility area off the landing area. The second floor includes a further two double bedrooms and a family bathroom.

The property is ready to move into and benefits from integrated appliances, double glazed windows, gas central heating, an enviable position with easy access to the villages of both Didsbury & West Didsbury, Marie Louise Gardens, The Metrolink and the motorway network. \*No onward chain\*



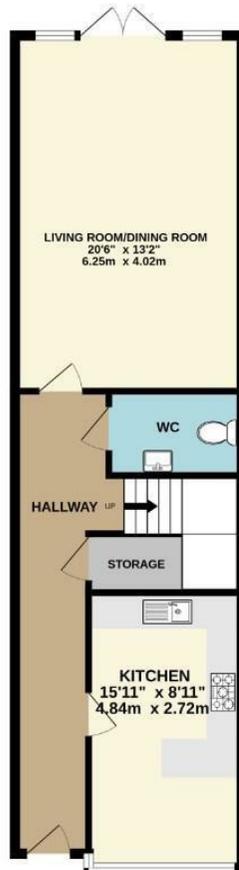
- Four double bedrooms
- Exclusive gated development
- Two allocated parking spaces
- Private and communal gardens
- Two bathrooms
- Balcony off master bedroom
- Ample storage
- Downstairs WC
- Additional utility area
- No onward chain



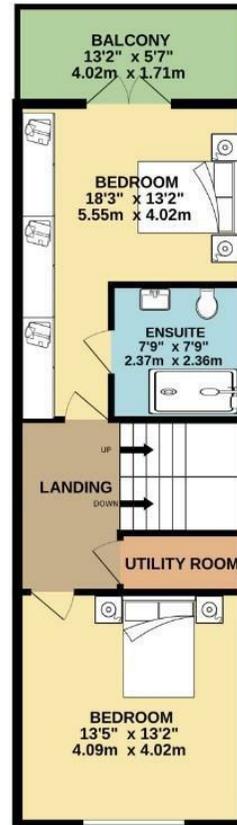
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



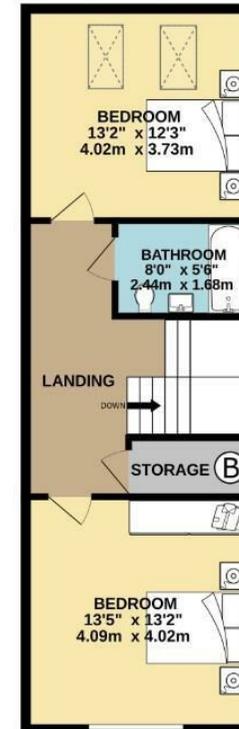
GROUND FLOOR  
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



2ND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1728 sq.ft. (160.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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