



*jordan fishwick*

26 Dalston Drive, M20 5LG  
Guide Price £575,000



## Dalston Drive Didsbury M20 5LG

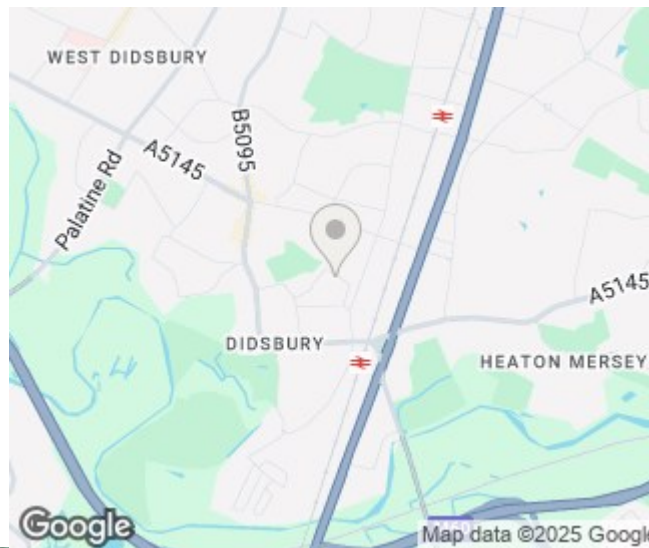
Guide Price £575,000




A TRADITIONAL SEMI DETACHED PROPERTY WITH A DELIGHTFUL SOUTH FACING GARDEN, EXTENDED LIVING SPACE AND A GREAT LOCATION ON A POPULAR RESIDENTIAL ROAD, WITHIN A SHORT STROLL OF THE VILLAGE AND DIDSBURY PARK. The living space offers great potential and has been well cared for over the years, in outline :- Entrance hall with an extended downstairs WC, extended lounge, separate dining room and breakfast kitchen on the ground floor, with the first floor landing giving way to the three bedrooms, bathroom & separate WC. A particular feature is the lovely southerly facing garden with mature borders, in addition to an attractive garden to the front, side driveway and garage. \*No Onward Chain\*



- Traditional extended semi detached
- Fantastic potential
- Lovely southerly facing garden
- Great location
- Close to Didsbury Park & Village
- Three good sized bedrooms
- Two separate reception rooms
- Breakfast kitchen
- Bathroom & downstairs WC
- No onward chain



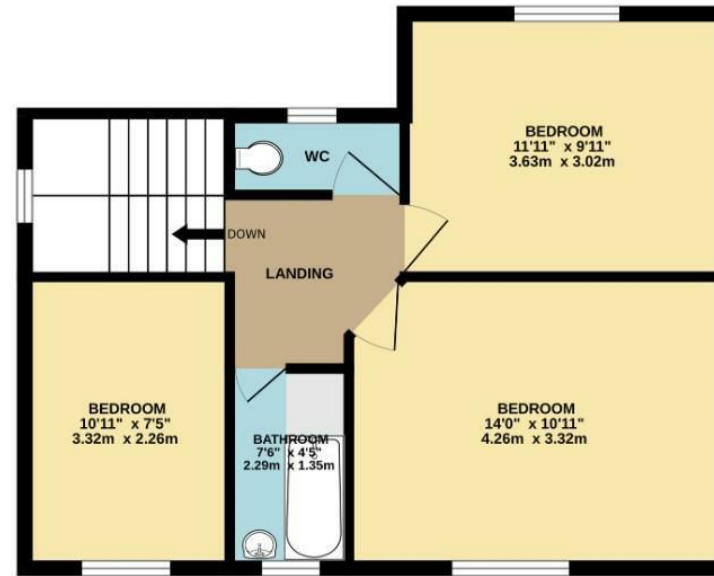
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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