



jordan fishwick

7 Wingate Drive, M20 2RT
Guide Price £650,000



Wingate Drive Didsbury M20 2RT

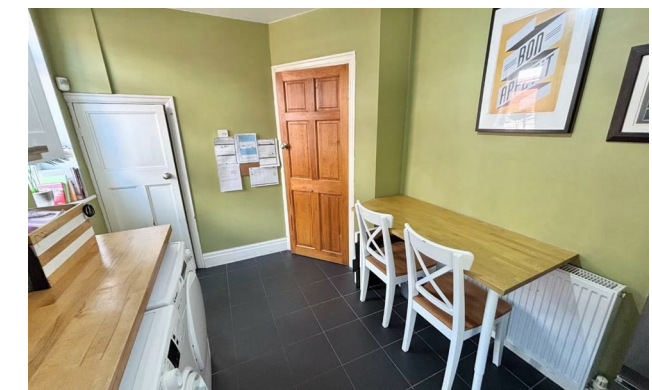
Guide Price £650,000



A LOVELY SEMI DETACHED PROPERTY WITH A DELIGHTFUL SOUTH WESTERLY FACING GARDEN, A MOST USEFUL GARDEN HUB/HOME OFFICE AND A GREAT LOCATION ON A POPULAR CUL-DE-SAC, BEING WITHIN EASY REACH OF DIDSBURY VILLAGE & PARK.

The stylish living space is beautifully proportioned and includes a welcoming entrance hall with turning stairs to the first floor, lounge with bay window, in turn opening to the separate dining room with uPVC double glazed French doors opening to the rear garden, an extended breakfast kitchen over 23ft with a comprehensive range of units, three good sized bedrooms with fitted furniture to the two main bedrooms, a family bathroom and separate WC.

The gardens are a particular feature and the rear enjoys a lovely aspect with a flagged patio area, lawned section, flowerbed borders, generous gated area to the side and an additional seating area just beyond the garden office, which is an ideal space with panelled walls, power, lighting and a separate storage section. A driveway to the front provides parking with an adjoining lawned garden and brick boundary walling,





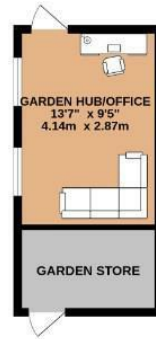
- A superb family home
- Delightful south westerly facing garden
- Ideal cul-de-sac location
- Close to Didsbury Park & Village
- Excellent garden hub/home office
- Three well proportioned bedrooms
- Bathroom & separate WC
- Two impressive reception rooms
- Breakfast kitchen over 23ft
- Welcoming reception hallway



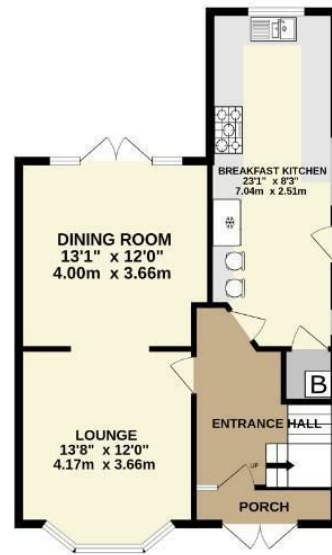
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
826 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1352 sq.ft. (125.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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