



jordan fishwick

12 Lynway Drive, M20 4TS
Offers Over £725,000



An impressive, four double bedroom, semi detached property that has been extended with considerable effect, the results of which now provide a fine family home with over 2,200 sq ft of living space and a great location at the end of a small cul-de-sac. Numerous noteworthy features include a welcoming hallway over 20ft, generous family kitchen with useful utility room off, two separate reception rooms, four excellent double bedrooms and two bathrooms, In addition, there is a downstairs WC and spacious integral garage. A block paved double width driveway provides parking at the front, with a lovely private garden with mature borders and decked seating area at the rear.

Lynway Drive Didsbury M20 4TS


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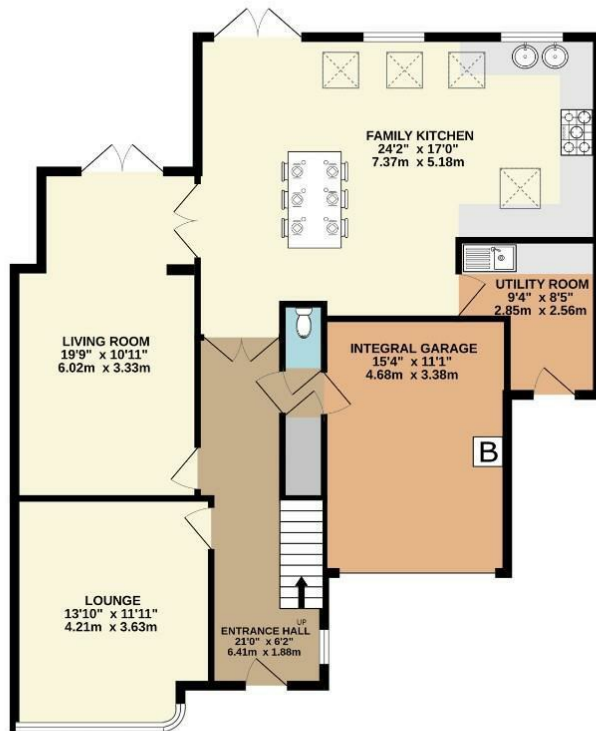
- Superb family home
- Extended with considerable effect
- Four double bedrooms
- Two bathrooms
- Generous family kitchen
- Two separate reception rooms
- Downstairs WC & useful utility room
- Spacious integral garage
- Block paved driveway
- Attractive rear garden & decked seating area



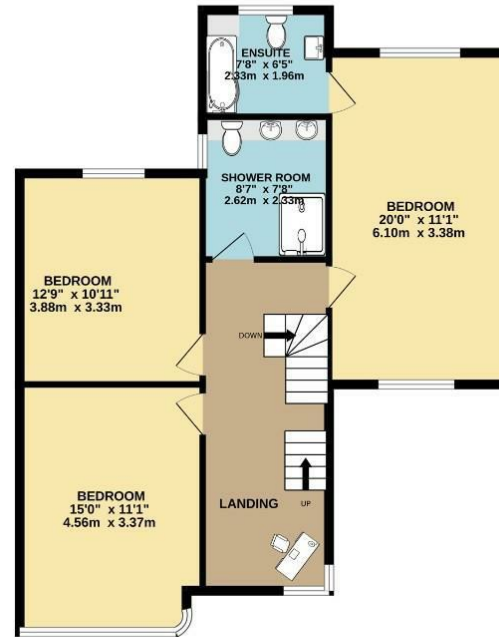
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
1135 sq.ft. (105.4 sq.m.) approx.



1ST FLOOR
794 sq.ft. (73.5 sq.m.) approx.



2ND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 2231 sq.ft. (207.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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