



*jordan fishwick*

**WEST DIDSBURY**  
Highcroft Avenue



## Highcroft Avenue, West Didsbury, M20 2YN

Guide Price £275,000

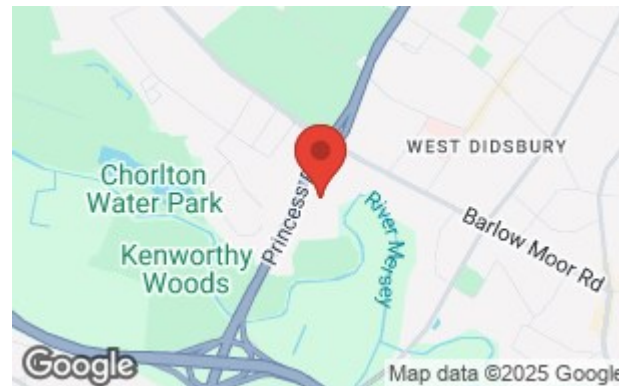


### The Property

**\*\*CASH OFFERS ONLY\*\*** - A traditional three bedroom semi detached property, ready to move into with no onward chain, located towards the head of a small cul-de-sac in West Didsbury with a useful loft room, enclosed garden and separate garage. Warmed by gas central heating and further complemented by uPVC double glazing, the living space in outline comprises:- Entrance hall, living room with bay window and French doors opening to the rear garden, fitted kitchen with a range of units, three bedrooms and bathroom with white suite. The property enjoys an excellent cul-de-sac location, being close to walks along The River Mersey, Burton Road with its array of restaurants & shops and the motorway network, giving easy access to Manchester City Centre, Manchester Airport and beyond.

### Directions

M20 2YN



- CASH OFFERS ONLY
- Traditional semi detached
- Three bedrooms
- Living room with bay window
- Fitted kitchen & bathroom
- Useful loft room
- Gas central heating
- UPVC double glazing
- Gardens & detached garage
- Cul-de-sac position

Postcode - M20 2YN

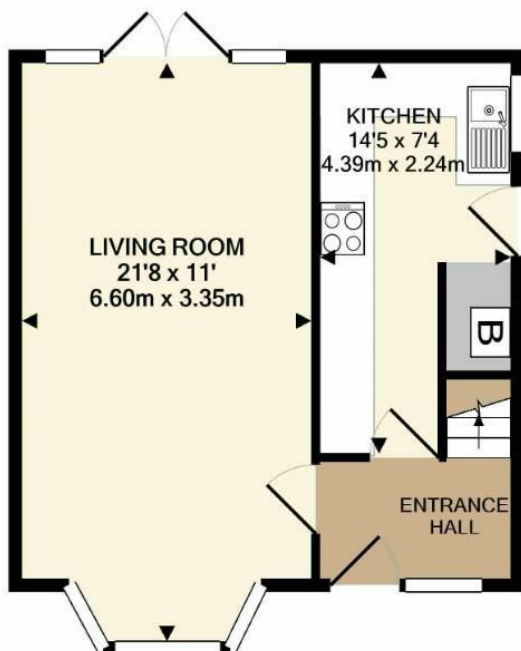
EPC Rating - D

Floor Area - 991.00 sq ft

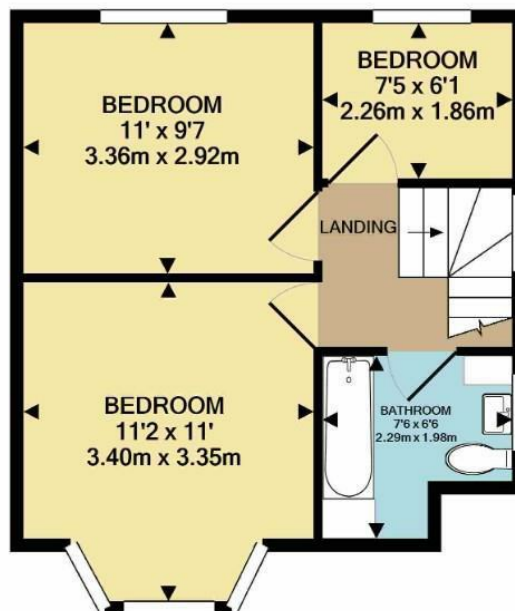
Local Authority - Manchester City Council

Council Tax - C

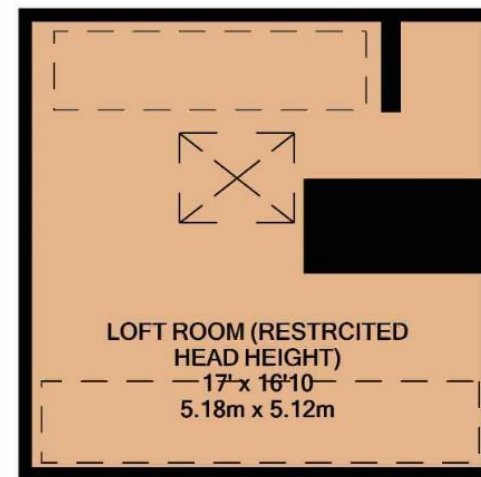




GROUND FLOOR  
APPROX. FLOOR  
AREA 369 SQ.FT.  
(34.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.7 SQ.M.)



LOFT ROOM  
APPROX. FLOOR  
AREA 259 SQ.FT.  
(24.1 SQ.M.)

**TOTAL APPROX. FLOOR AREA 991 SQ.FT. (92.1 SQ.M.)**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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