



jordan fishwick

3 Holly Tree Farm Broad Oak Lane, M20
Guide Price £425,000



Broad Oak Lane Didsbury M20 5QB

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A stylish THREE DOUBLE BEDROOM townhouse forming part of a SMALL COURTYARD DEVELOPMENT, with PARKING, GOOD SIZED REAR GARDEN and a convenient location within a SHORT STROLL OF FLETCHER MOSS PARK, LOCAL SCHOOLS AND TRANSPORT LINKS. 1289 SQ FT. The spacious living space is arranged over three floors, with double glazed sash windows and gas central heating. In outline:- Entrance hall with stairs to the first floor and a useful downstairs WC, lounge at the rear with direct access to the garden and a generous dining kitchen with a range of units space for dining table & chairs. At first floor level is the master bedroom with an en-suite shower room, a further double bedroom and the main family bathroom. On the second floor is another bedroom extending over 21ft with eaves storage at either end and a generous shower room. **No onward chain**



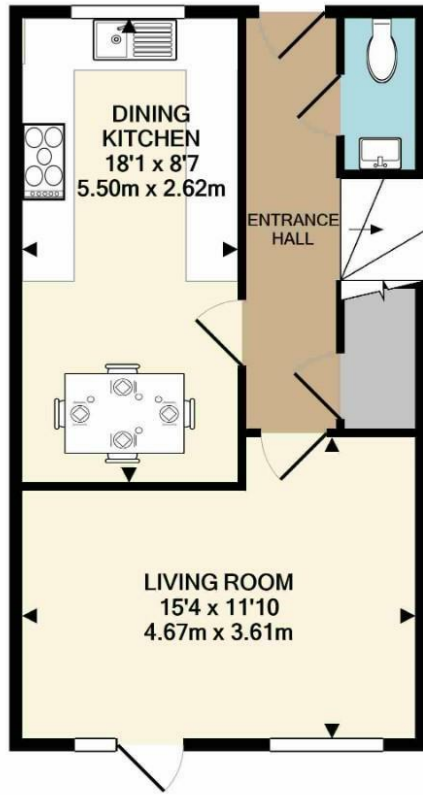


- Attractive townhouse in a courtyard setting
- 1289 sq ft of living space over three floors
- Three double bedrooms
- Three bathrooms & downstairs WC
- Comprehensively fitted dining kitchen
- Living room opening to the rear garden
- Double glazed windows & GCH
- Parking & rear garden
- Close to Broad Oak Primary
- Easy access to Metrolink & Didsbury Village

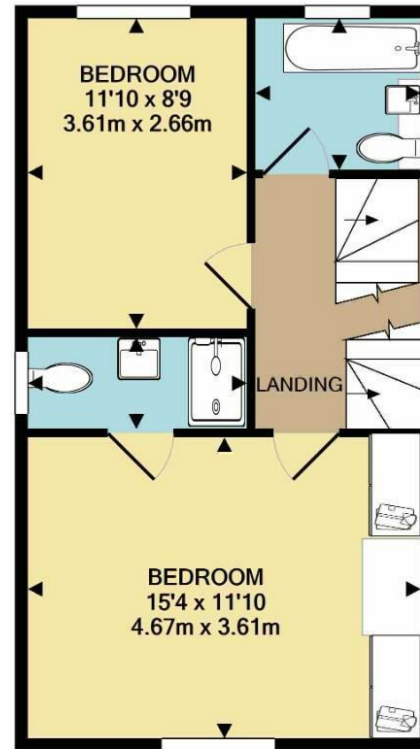


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

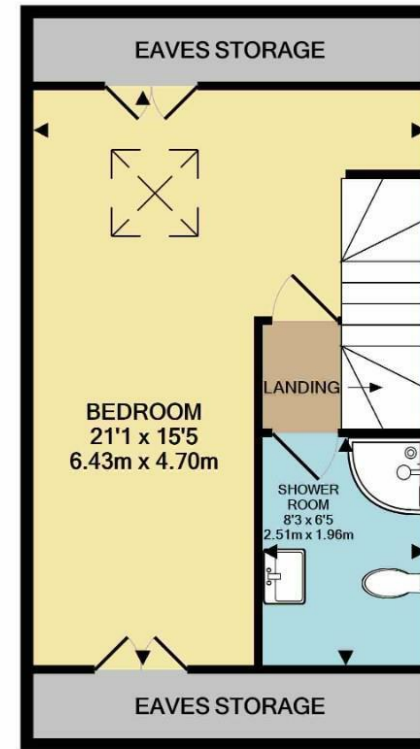




GROUND FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(39.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(39.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(39.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1289 SQ.FT. (119.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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