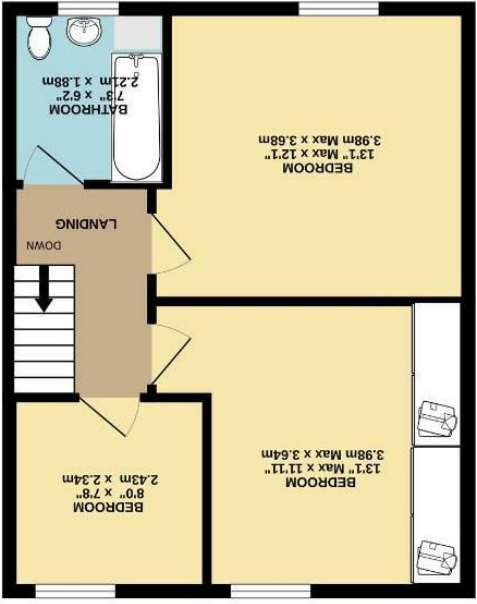


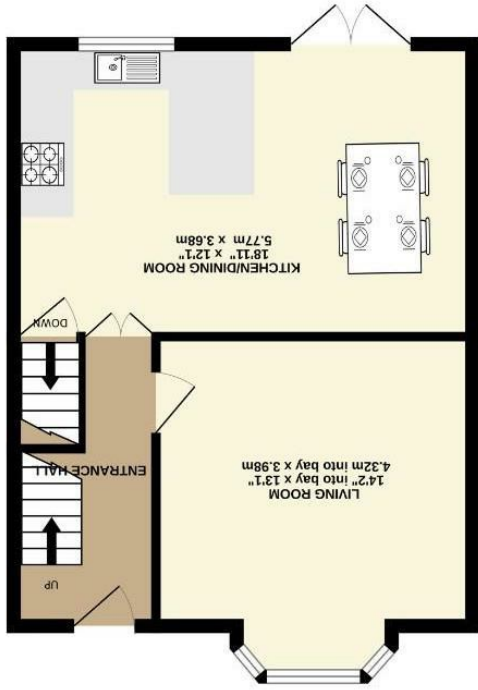
These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



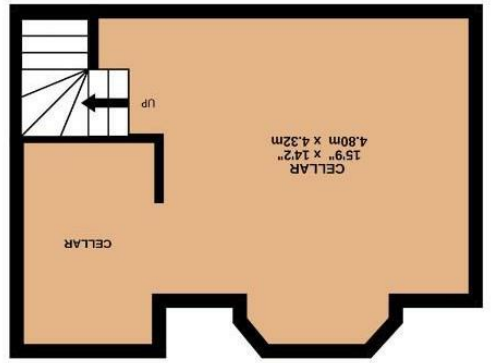
TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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FIRST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



BASEMENT  
250 sq.ft. (23.3 sq.m.) approx.





Arley Avenue, West Didsbury  
M20 2LQ

£465,000

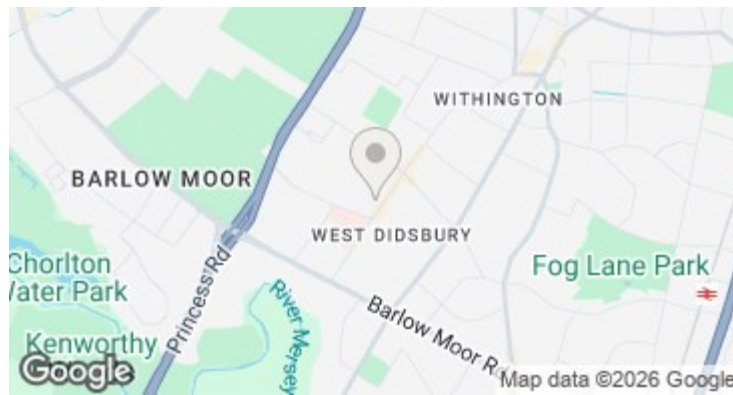


### The Property

An attractive terrace property offering well planned living space and a fantastic location in the heart of West Didsbury, just off Burton Road. The vibrant shops, bars and restaurants of West Didsbury, along with the Metrolink are all close at hand and as such it provides a great opportunity for professionals and small families alike. Inside, there is a lovely blend of original characteristics alongside today's more modern comforts, including stripped floors, gas central heating and double glazed windows. In outline comprising:- Entrance hall, lounge with bay window, dining kitchen with central breakfast bar and French doors to the rear courtyard, three bedrooms and the bathroom with white suite and chrome fittings. In addition, there is a useful basement room and the loft space which part is boarded for storage purposes. Outside, the property is set behind a small walled garden to the front, with an enclosed walled courtyard garden at the rear.

### Directions

M20 2LQ



- Attractive bay fronted terrace
- Three bedrooms
- Useful basement
- Lounge with bay window
- Dining kitchen with French doors outside
- Bathroom with white suite
- Stripped floors & panelled doors
- GCH & majority double glazing
- Enclosed walled courtyard garden
- Superb location in West Didsbury

Postcode - M20 2LQ

EPC Rating - E

Floor Area - 1172.00 sq ft

Local Authority - Manchester City Council

Council Tax - C

