



jordan fishwick

WEST DIDSBURY
Lapwing Lane



Lapwing Lane, West Didsbury, M20 2NS

£1,150,000



The Property

A RARE OPPORTUNITY to purchase a FULLY RENOVATED, FANTASTIC family home in the HEART OF WEST DIDSBURY, with FIVE BEDROOMS and SIX bathrooms, enjoying a south facing garden and OFF ROAD PARKING. 3096 sq ft. Offering a wealth of light and spacious living accommodation set over four floors, with the main attraction being a fantastic open plan living space with French doors leading to a private decked sitting area with views over the rear garden and comprehensively fitted kitchen with built in appliances. In outline comprising:- A generous entrance hallway with video entry intercom and herringbone Amtico flooring throughout the ground floor, lounge with walk in bay window, open plan living space/kitchen, wc/cloakroom. To the lower ground floor: Two additional living rooms and wc. To the first floor: Bedroom with bay window and dressing room, two additional double bedrooms one with ensuite shower room and both offering access to a private south facing balcony and family bathroom. To the second floor: Two additional bedrooms one with ensuite bathroom and family bathroom. To the front of the property is a secure gated block paved driveway with EV charge point and to the rear is lovely enclosed family garden with decked seating area. An internal viewing is essential to fully take in the quality and attention to details this property has undertaken.

Directions

M20 2NS



- Fully refurbished period property
- Five double bedrooms
- Six luxury bath/shower rooms
- Accommodation over 4 floors
- Large south facing rear garden with sun terrace
- Secure gated parking
- Comprehensively fitted kitchen
- Minutes walk to Metro Station
- No chain

Postcode - M20 2NS

EPC Rating - B

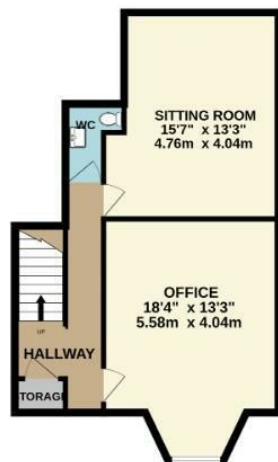
Floor Area - 3096.00 sq ft

Local Authority - Manchester City Council

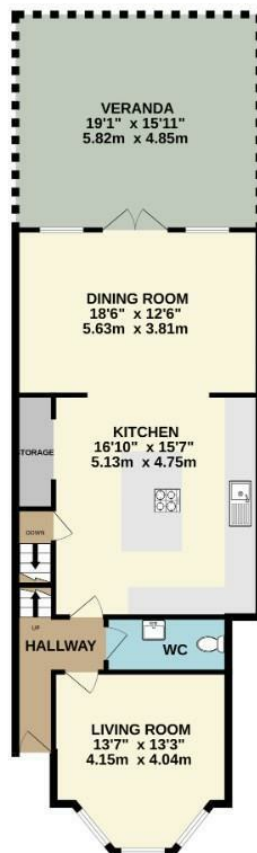
Council Tax - New Build



BASEMENT
534 sq.ft. (49.6 sq.m.) approx.



GROUND FLOOR
1066 sq.ft. (101.1 sq.m.) approx.



FIRST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



SECOND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 3096 sq.ft. (287.7 sq.m.) approx.
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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