

jordan fishwick

**DIDSBURY**
Elmsmere Road



# Elmsmere Road, Didsbury, M20 6EN

## Guide Price £375,000







## The Property

Enjoying a TWO STOREY REAR EXTENSION, this four bedroom semi detached enjoys a convenient location, with easy access to Didsbury Village and excellent transport links by rail and along nearby Kingsway (A34). Warmed by gas central heating, which is further complemented by uPVC double glazing, the well presented living space in outline comprises :- Entrance hall, lounge to the front with square bay window, extended open plan living/kitchen area, the kitchen being fitted with a range of units and the dining area with patio door to the rear garden, four bedrooms and the bathroom. The property is set behind a small garden at the front, with a further enclosed garden at the rear and circular paved patio/seating area.

## Directions

M20 6EN



- Appealing semi detached
- Two storey rear extension
- Convenient location
- Lounge & extended open plan living/dining area
- Fitted kitchen
- Four bedrooms
- Bathroom
- uPVC double glazing
- Gas central heating
- Gardens front & rear

Postcode - M20 6EN

EPC Rating - C

Floor Area - 1082.00 sq ft

Local Authority - Manchester City Council

Council Tax - C



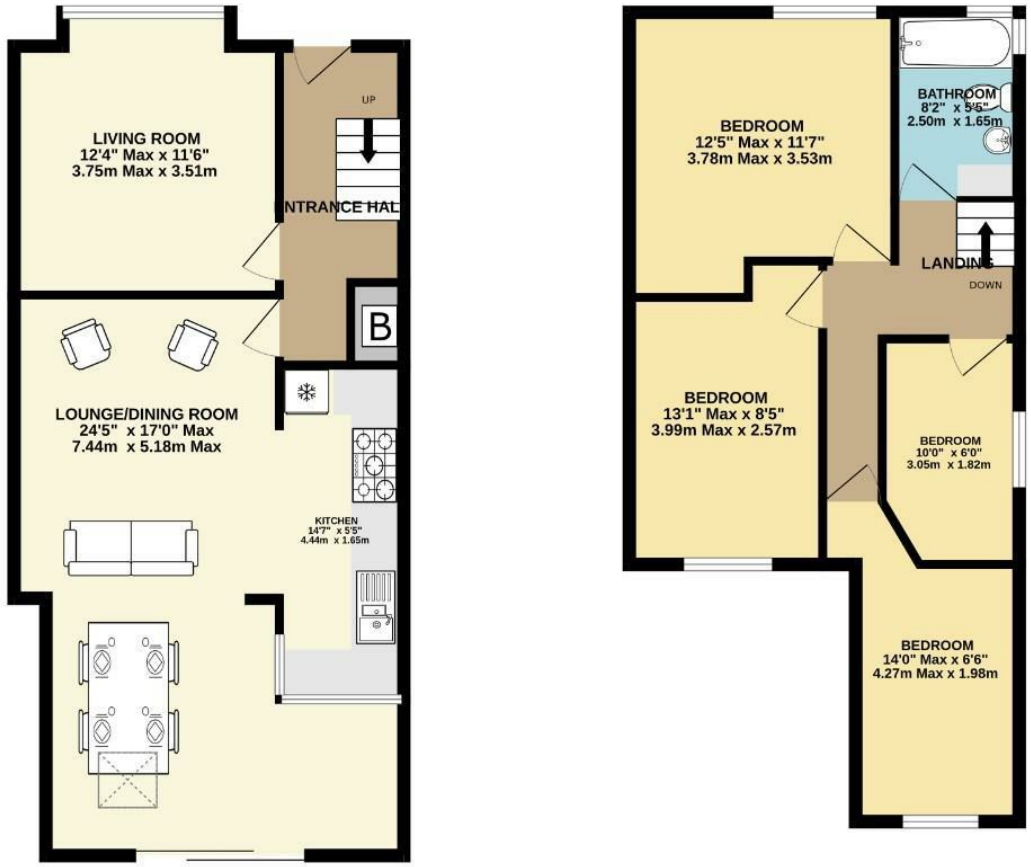






GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.




TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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