jordan fishwick

WEST DIDSBURY
Elmbank Avenue

Elmbank Avenue, West Didsbury, M20 2XP

Guide Price £295,000

The Property

A traditional, two double bedroom, semi detached property forming part of a small cul-de-sac with lovely open playing fields at the end. Gardens extend to the front and rear, with the living space in outline comprising :- Entrance hall with stairs to the first floor, lounge/dining room over 20ft with a bow window to the front and uPVC double glazed French doors opening to the rear garden, kitchen with side access, two double bedrooms and the bathroom, with a fitted suite. NB - We have been advised the roof was replaced (including fascia's & guttering) in March 2025.

Directions

M20 2XP

- Traditional semi detached property
- New roof, fascia's & guttering in 2025
- Two double bedrooms
- Lounge/dining room over 20ft
- Kitchen & bathroom
- Double glazing & gas central heating
- Gardens to the front & rear
- Cul-de-sac location
- Close to playing fields
- Walks along the River Mersey

Postcode - M20 2XP

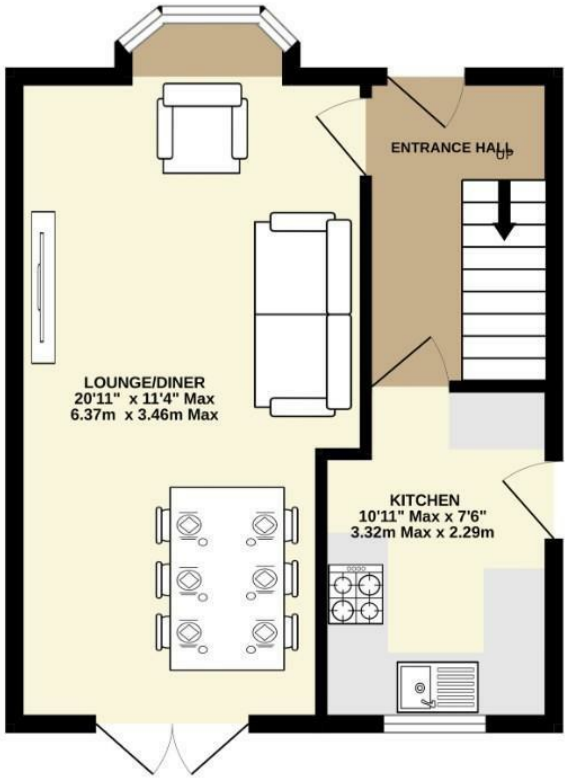
EPC Rating - C

Floor Area - 738.00 sq ft

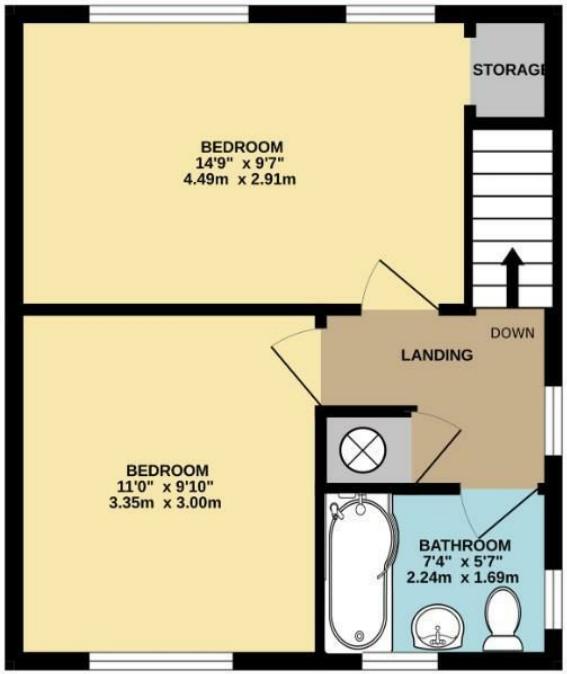
Local Authority - Manchester City Council

Council Tax - A

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

jordan fishwick

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.

757-759 Wilmslow Road, Didsbury Village, Manchester
0161 445 4480
didsbury@jordanfishwick.co.uk
www.jordanfishwick.co.uk

Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford