



jordan fishwick

MANCHESTER
Saddlewood Avenue



Saddlewood Avenue, Manchester, M19 1QN

Guide Price £495,000



The Property

An appealing and extended, three bedroomed, semi-detached property forming part of a popular residential cul-de-sac off School Lane, with a lovely rear garden and stylish living space throughout.

Numerous noteworthy features include an extended kitchen (over 20ft) with a comprehensive range of units and useful breakfast bar, family room with square bay window, lounge with French doors opening to the extended dining room, downstairs WC, three good sized bedrooms and a modern family bathroom. In addition, there is uPVC double glazing and gas central heating.

There is a full-width driveway to the front which in turn extends to the side with gated access, whilst to the rear is a delightful enclosed garden with stone chipped seating area.

Saddlewood Avenue is a popular residential cul-de-sac with easy access to Didsbury Village, the Metrolink and local schools,

Directions

M19 1QN



- Lovely semi detached family home
- Extended to the ground floor
- Three bedrooms & modern bathroom
- Three reception rooms
- Comprehensively fitted kitchen over 20ft
- Useful downstairs WC & front porch
- uPVC double glazing & GCH
- Driveway & enclosed rear garden
- Ideal cul-de-sac location
- Close to Didsbury Village & Metrolink

Postcode - M19 1QN

EPC Rating - C

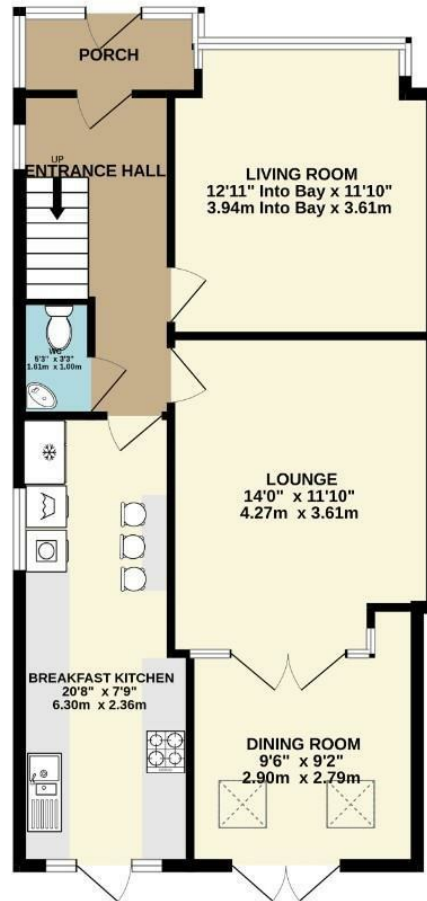
Floor Area - 1210.00 sq ft

Local Authority - Manchester City Council

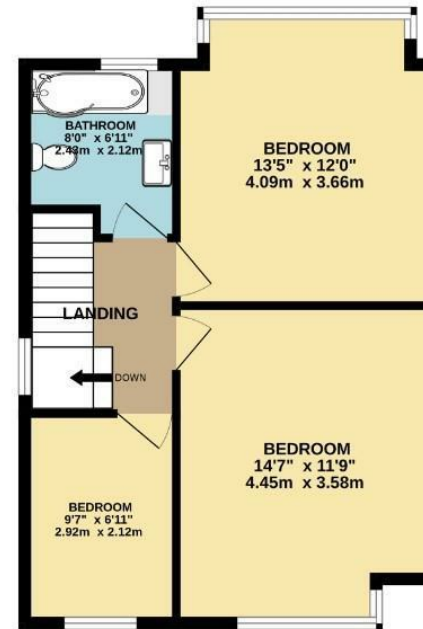
Council Tax - C



GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.2 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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