



*jordan fishwick*

**DIDSBURY**  
Roseland Avenue





## Roseland Avenue, Didsbury, M20 3QY

Guide Price £650,000



### The Property

AN EXTENDED, BAY FRONTED, THREE BEDROOM SEMI DETACHED FAMILY HOME WITH BEAUTIFULLY PRESENTED LIVING SPACE AND A GREAT LOCATION, FORMING PART OF A POPULAR RESIDENTIAL ROAD WITH EASY ACCESS TO FOG LANE PARK & DIDSBURY VILLAGE. 1461 sq ft. The stylish living space has been greatly improved by the current owners with numerous noteworthy features including an impressive family kitchen with doors to the rear garden, lounge with a cast iron log burner, separate dining room with bay window, useful utility room and separate office, modern four piece bathroom with chrome fittings, three good sized bedrooms and a generous entrance hall. In addition, there is a downstairs WC, boarded loft providing additional storage and both uPVC double glazing and gas central heating. Outside, a block paved driveway provides parking with an attractive garden to the rear with a decked seating area, lawned section and mature borders.

### Directions

### M20 3QY





- Bay fronted semi detached property
- Significantly extended
- Beautifully presented throughout
- Impressive open plan family kitchen
- Two separate reception rooms
- Utility, office & downstairs WC
- Three bedrooms
- Contemporary bathroom
- Attractive gardens
- Great location

**Postcode** - M20 3QY

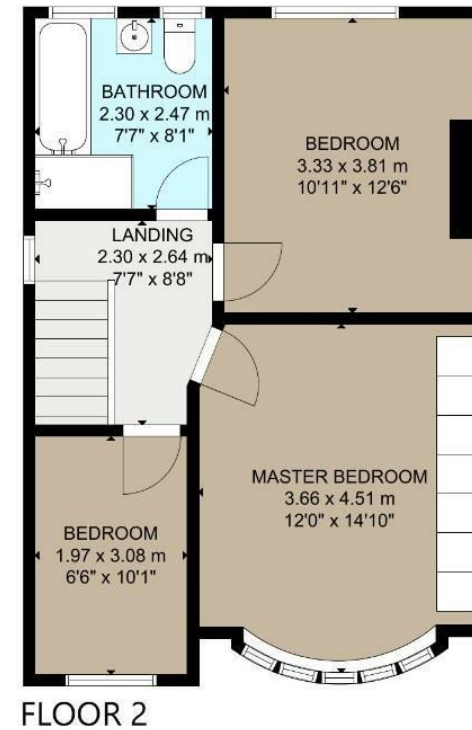
**EPC Rating** - D

**Floor Area** - 1461.00 sq ft

**Local Authority** - Manchester City Council

**Council Tax** - D





GROSS INTERNAL AREA  
TOTAL: 136 m<sup>2</sup>/1,461 sq ft  
FLOOR 1: 88 m<sup>2</sup>/946 sq ft, FLOOR 2: 48 m<sup>2</sup>/515 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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.

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

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