



2 Kenilworth Avenue

West Didsbury, Manchester, M20 2LJ

Offers In The Region Of £560,000



Presenting a fantastic opportunity to own a spacious three bedroom period property, perfect for modernisation and adding value. Set in the heart of West Didsbury just off Burton Road within a short stroll to excellent transport links, including the Metro, awarding winning schools, amenities and eateries. Set over three floors the property features: Two reception rooms, including a bay fronted living room, extended kitchen to the first floor. The second floor finds two double bedrooms, spacious shower room and a storage room, which could be used as a home office.

From the second floor landing there is the third floor bedroom. Boasting; One chamber cellar, partial double glazing, gas central heating, finished with front garden and rear garden yard.



Entrance Hallway

Enter via the hardwood door into the welcoming hallway.

Living Room 15'3" x 11'0" (4.66m x 3.36m)

Bay fronted with single glazed windows, feature fire place, picture rail, ceiling light and power points, wall mounted radiator.

Lounge 13'0" x 12'5" (3.95m x 3.78m)

Rear double glazed window, feature fire place, picture rail, ceiling light and power points, wall mounted radiator.

Kitchen 13'9" x 9'3" (4.19m x 2.83m)

With a range of eye and base storage solutions, two Upvc double glazed windows, Upvc external door, space and plumbing for white goods.

First Floor Landing

Access to the first floor rooms.

Bedroom One 12'6" x 14'4" (3.82m x 4.37m)

With two single glazed sash windows, feature fire place, picture rail, ceiling light and power points, wall mounted radiator.

Bedroom Two 12'11" x 9'6" (3.93m x 2.90m)

Featuring a double glazed window , feature fire place, picture rail, ceiling light and power points, wall mounted radiator.

Shower Room

With low level wc, handwash basin, shower cubicle and shower unit, Upvc frosted double glazed window.

Storage

Window to side, door to:

Second Floor Landing

with Velux window and storage.

Bedroom Three 17'4" x 9'6" (5.29m x 2.90m)

With front aspect window and rear velux, ceiling light and power points, wall mounted radiator.

Basement

One chamber basement.

Exterior

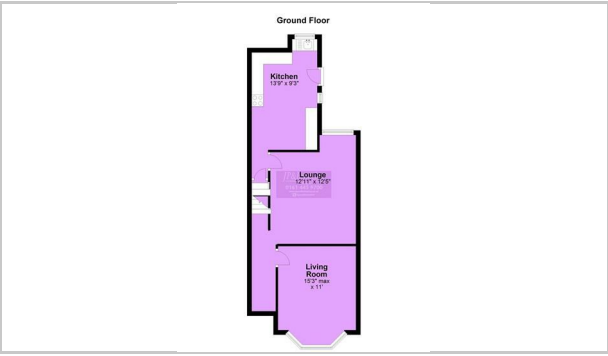
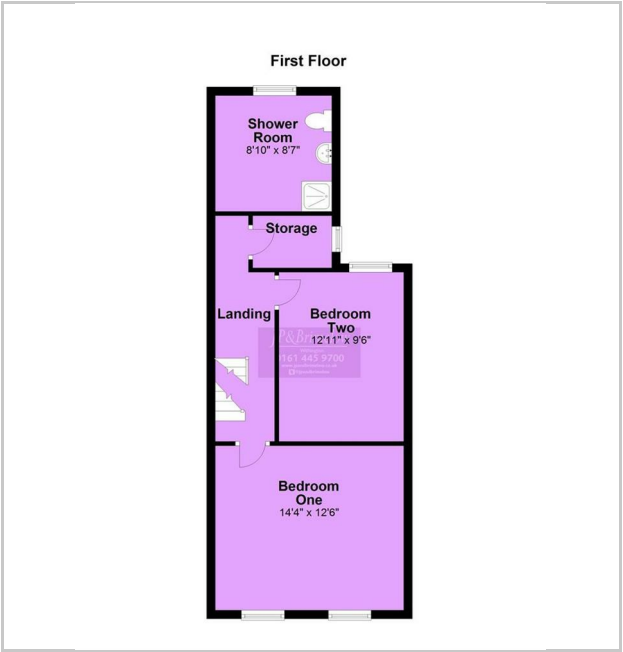
Front aspect garden with paving and greenery, rear garden yard.

Council Tax

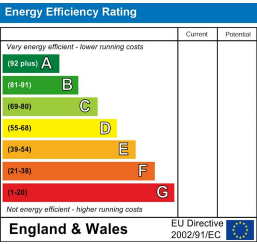
Manchester City Council Band C

Lease Info

Floor Plans



Energy Efficiency Graph



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