

15 Ferndene Road, Didsbury, Manchester, M20 4TN



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VIDEO TOUR AVAILABLE Situated on a well-established residential road in the heart of Didsbury, this attractive THREE BEDROOM period, semi-detached home. Offering well-proportioned accommodation throughout and is ideally located within easy reach of Didsbury Village, renowned for its independent shops, cafés and the Metrolink connections are ideal for commuting into Manchester City centre.

The accommodation begins with a porch leading into a welcoming entrance hallway, featuring attractive stained glass detailing around the front door and stripped and varnished floorboards. There is a useful downstairs W.C. located beneath the stairs. To the front, the lounge contains a wood burning stove, a walk-in bay window and opens seamlessly into the dining room at the rear, where bi-folding doors provide direct access to the rear garden. The modern kitchen positioned at the rear of the property completes the ground floor.

To the first floor, there are two spacious double bedrooms, both benefiting from built-in wardrobes, with the principal bedroom enjoying a bay window to the front elevation. The third bedroom offers versatile accommodation, ideal as a child's bedroom, home office or guest room. The modern bathroom comprises a two-piece suite, complemented by a separate W.C.

This lovely home features; Gas fired central heating, a paved driveway providing off-road parking, enclosed front and rear gardens and attractive stripped and varnished floorboards in an ideal and sought after location, a stones-throw from Fog Lane Park.

Early internal inspection is highly recommended to avoid disappointment.

£575,000





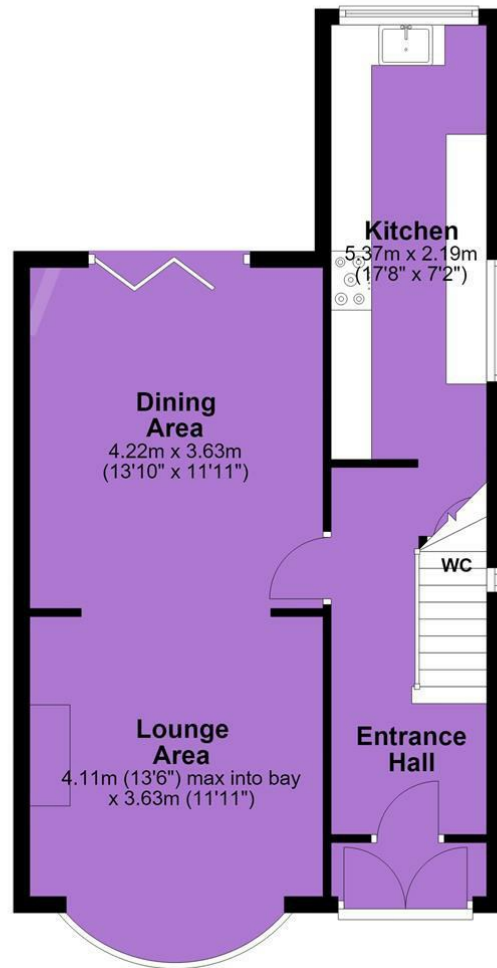
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

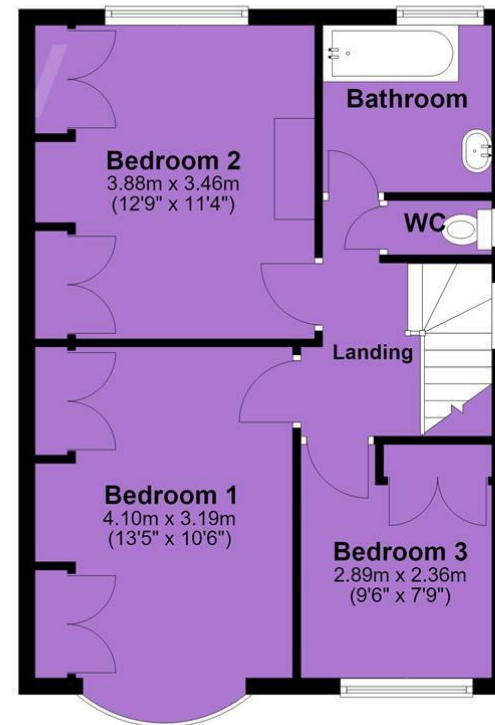


Tenure: Freehold Council Tax Band: C

Ground Floor



First Floor



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