

1 Darley Avenue, Didsbury, Manchester, M20 2XE



JP&Brimelow
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****VIDEO TOUR AVAILABLE**** An attractive & spacious, FIVE BEDROOMED, tastefully updated, Edwardian, detached residence positioned on this highly regarded tree lined residential road off Barlow Moor Road in Didsbury. The River Mersey can be found at the bottom of the road ideal for a walk, cycling or a run into Didsbury/Northenden and further afield.

A short stroll from Burton Road with its array of independent boutique shops, popular bars, restaurants and cafes, The Albert Tennis Club on Old Lansdowne Road and the Metrolink station on either the Parkway, Withington or Lapwing Lane, West Didsbury giving you direct access into the city centre/Media City and Didsbury village.

This gated property has been renovated by the current owners and the well-planned accommodation comprises; porch, an entrance hallway with a downstairs W.C/cloakroom, a dining room to the front aspect with a box bay window and bespoke fitted window seat, a snug/lounge with an impressive bay window over-looking the rear lawned garden, a sun room with access out onto the covered paved patio. There is an open plan fitted shaker style kitchen/dining/family room with solid oak worktops and a utility room housing the wall mounted boiler that completes this ground floor layout.

To the first floor reveals a landing leading to five bedrooms, a three-piece wet room, a white three-piece family bathroom, the master bedroom to the rear benefits from a white three-piece ensuite bathroom and a walk-in ensuite wardrobe.

This property benefits from being warmed by a Valliant combi boiler providing gas fired central heating, double glazed, an alarm system, CCTV, a gated paved driveway to the front aspect providing off road parking for two vehicles, mature and enclosed lawned gardens with established shrubs, bushes and trees.

OFFERED WITH NO VENDOR CHAIN. Early viewing is highly recommended due to the location and positioning of this fabulous family home.

£1,550,000



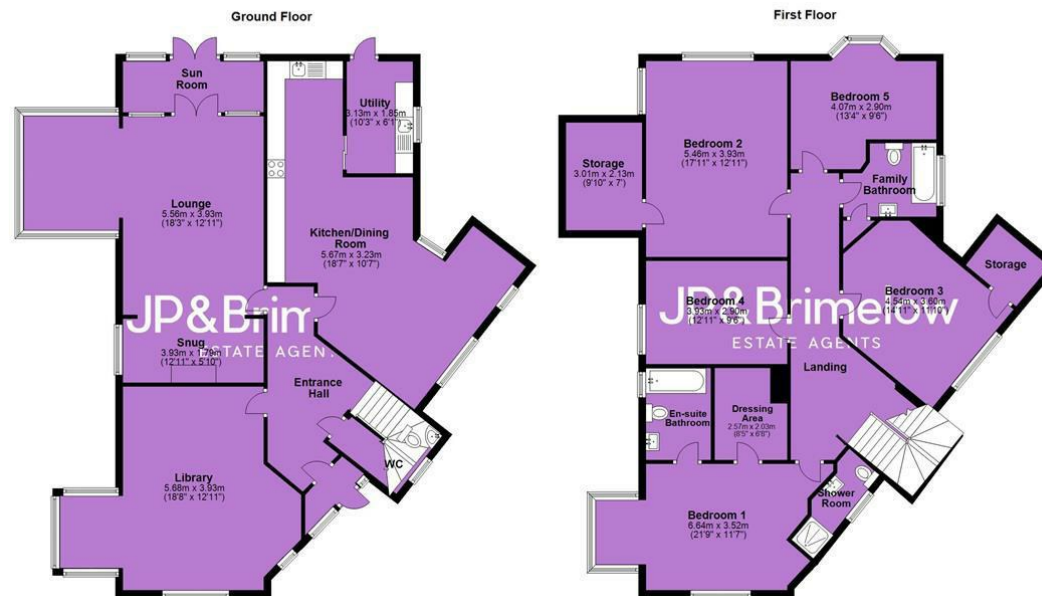


EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(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: G



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