

JULIAN WADDEN



53 Burton Road
West Didsbury



Guide price £550,000
Square Footage: 1702
Council Tax Band: TBC
Tenure: Freehold
Service Charge:N/A
Sat Nav Directions: M20 1HB

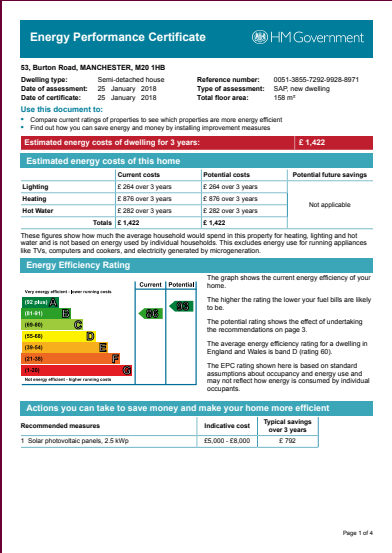
A fantastic opportunity to acquire a brand new family home on the ever popular Burton Road, just a short walk to a superb array of fantastic independent eateries and bars, the Metro and zoned for popular local primary schools. Sensitively designed with a nod to the period properties within its locality it boasts a high specification finish throughout. This very energy efficient property offers excellent bedrooms sizes throughout, no less than 3 bathrooms and an amazing open plan layout on the ground floor opening out to the landscaped rear garden, and gives peace of mind with a 10 year guarantee.

The accommodation is accessed via the double width, block paved driveway at the front, and comprises a spacious hallway leading to a down stairs WC and giving access to the amazing open plan living/ dining/ kitchen space with a huge 16ft x 16ft living space beyond the kitchen area with bi-fold doors creating a huge opening to the garden creating a real 'in/ out' living space. The kitchen area is fitted with an excellent range of units with Neff integrated appliances, whilst the bay fronted section at the front makes a superb dining area. This space could easily be subdivided if desired.

On the first floor the landing leads to the master bedroom, positioned at the back with 2 windows and a door leading to a spacious, contemporary en-suite shower room. At the front is another bay fronted double bedroom, and between the two is an attractive family bathroom and the cleverly positioned utility cupboard.

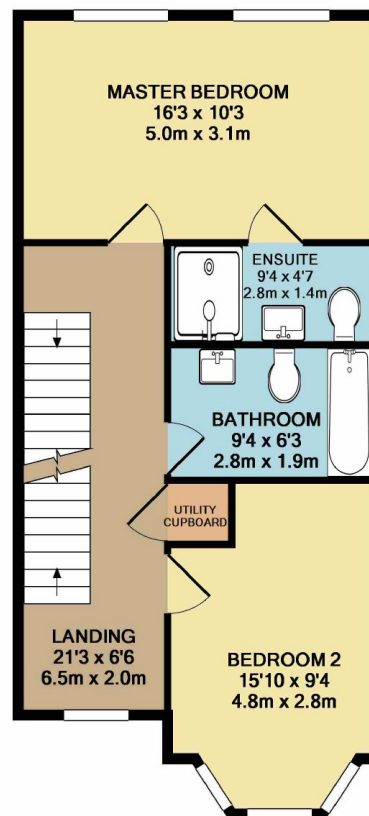
On the second floor, the landing gives access to a further two generous double bedrooms, the rear one providing access to a useful eaves storage room, and both being serviced by another contemporary and spacious shower room. A further useful 'box room' gives even more easy access storage.

Externally there is gated access down the side of the property with an attractive stone path leading to the rear garden, landscaped with a large stone patio adjacent to the bi-fold doors and stepping on to a lawned area beyond. A useful timber shed is also included and the whole garden is surrounded by attractive panel fencing. The double width driveway provides the all important off road parking at the front.



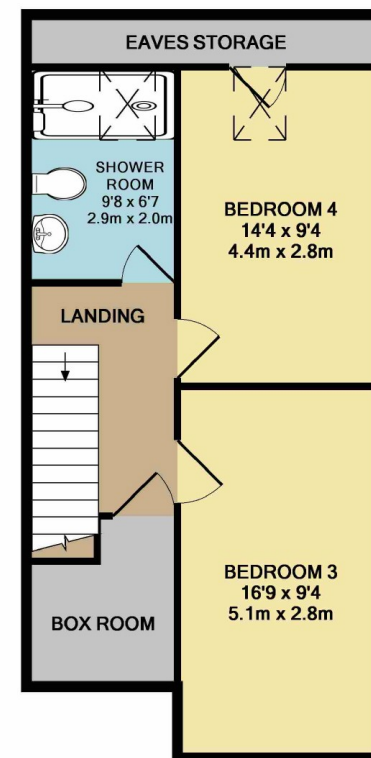


GROUND FLOOR
APPROX. FLOOR
AREA 641 SQ.FT.
(59.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1702 SQ.FT. (158.2 SQ.M.)
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2ND FLOOR
APPROX. FLOOR
AREA 519 SQ.FT.
(48.3 SQ.M.)

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**JULIAN
WADDEN**

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WWW.DIDSBURYPROPERTYBLOG.COM

Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.

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