

JULIAN  
WADDEN





2 Ruabon Road  
Didsbury



Offers in excess of £575,000  
Square Footage: 1509  
Council Tax Band: D  
Tenure: Freehold  
Service Charge: N/A  
Sat Nav Directions: M20 5LW

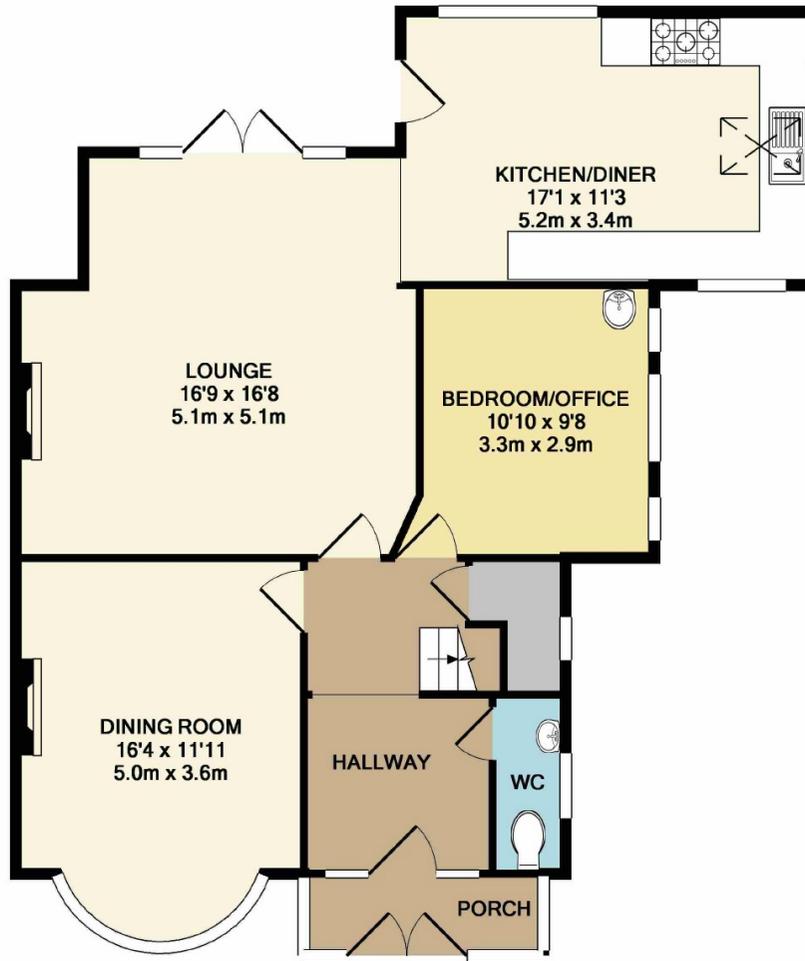
A significantly extended semi detached family home offering 4/5 bedrooms in the hugely sought after Didsbury Park, a short stroll from Didsbury village and with easy access to Fletcher Moss gardens, the River Mersey conservation area and superb Rail, Road and Metro transport links. With well balanced accommodation over 2 levels, it also boasts a large detached shed/ workshop, ample off road parking and a lovely, south facing rear garden.

Comprising an entrance porch, large hallway with useful under stairs pantry cupboard, a bay fronted dining room, an extended lounge with French doors leading to the rear garden, a downstairs office/ bedroom, down stairs WC and the extended kitchen/ diner with a picture window overlooking the garden and a door leading to a raised deck.

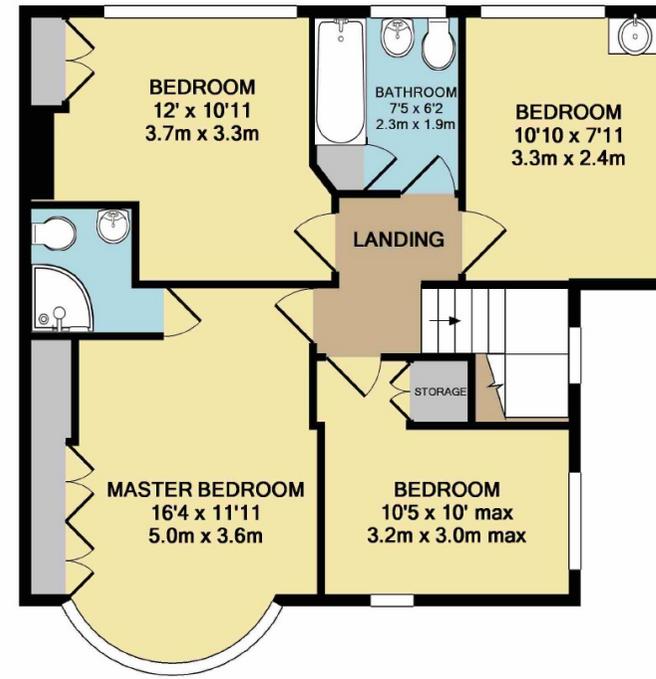
On the first floor the landing leads to 4 well proportioned bedrooms, the master bedroom benefitting from extensive fitted wardrobes and an en-suite shower room, in addition to the family bathroom.

Externally there is an attractive garden frontage and a driveway which extends down the side giving ample off road parking. The rear garden has a large raised deck adjacent to the extended lounge, a good sized lawn with well established borders and access to the large detached storage shed/ workshop.





GROUND FLOOR  
APPROX. FLOOR  
AREA 905 SQ.FT.  
(84.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 604 SQ.FT.  
(56.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1509 SQ.FT. (140.1 SQ.M.)  
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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.