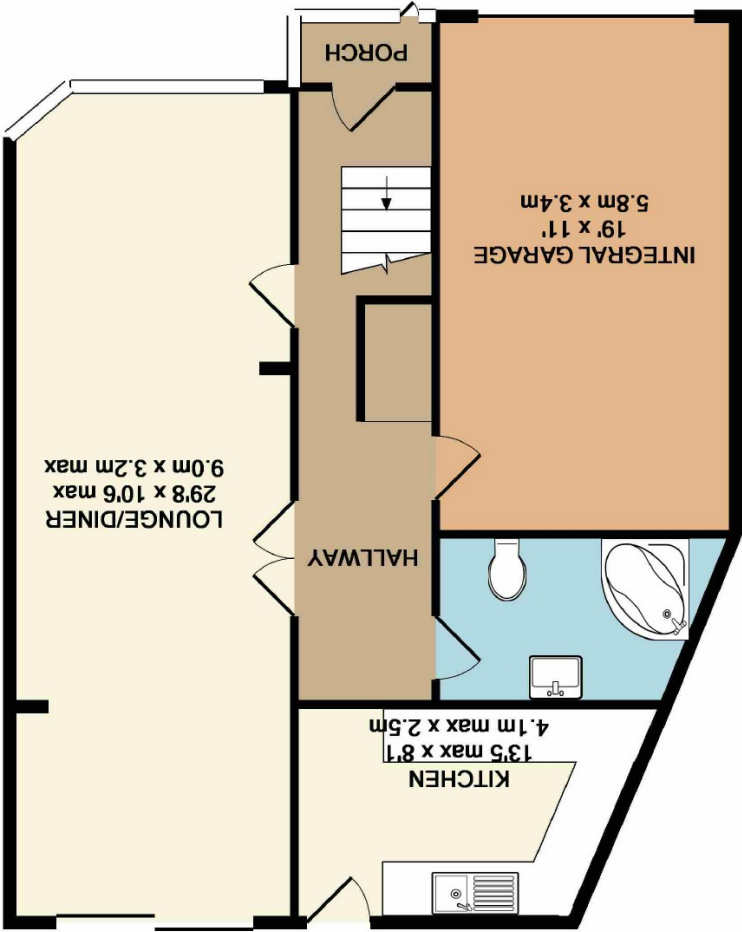


Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not 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.

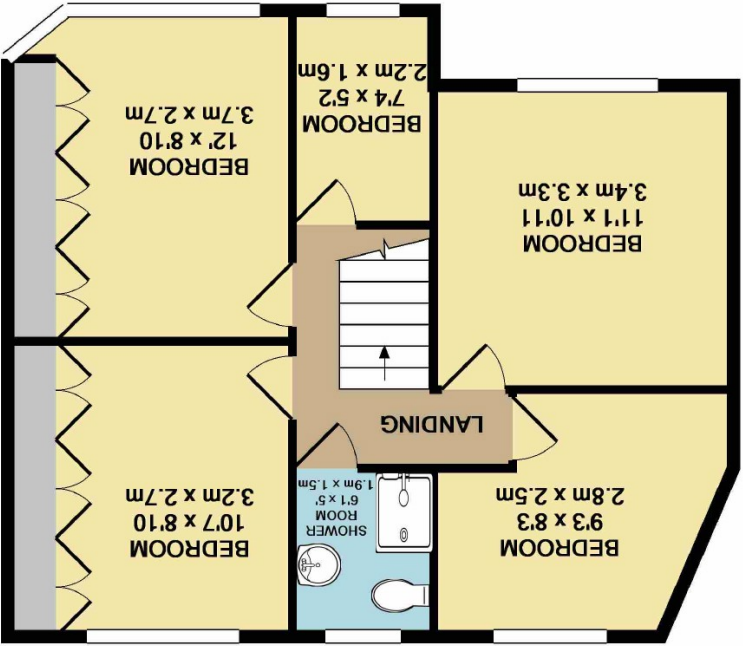
Didbury Branch
764B Wilmslow Road, Manchester, M20 2DR | 0161 434 4311
didsbury@julianwadden.co.uk | www.julianwadden.co.uk

TOTAL APPROX. FLOOR AREA 1384 SQ.FT. (128.6 SQ.M.)
Made with Metropix ©2018

GROUND FLOOR
APPROX. FLOOR
AREA 814 SQ.FT.
(75.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 571 SQ.FT.
(53.0 SQ.M.)



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JULIAN
WADDEN





3 Tanfield Road East Didsbury



Offers in the region of £390,000
Square Footage: 1384
Council Tax Band: C
Tenure: Leasehold
Service Charge:
Sat Nav Directions: M20 5GE

Offered to market chain free is this well presented and cleverly extended five bedroom, two bathroom family home located on a quiet residential road, close to Broad Oak Primary School and Fletcher Moss Gardens. Situated in the hugely popular area of East Didsbury residents can benefit from excellent road, rail and metro transport links, whilst the city centre and airport are also within easy reach.

The accommodation which is light and airy throughout comprises; entrance porch, modern tiled hallway, a large open plan through living dining room with bay window to the front and patio doors to the rear with garden aspect. A fitted kitchen is located at the back of the property with door giving access outside, whilst a newly fitted bathroom featuring a three-piece suite completes the ground floor.

To the first floor are five bedrooms, three of which are double in size with built in wardrobes. There is also a modern shower room located off the landing area.

Externally the property offers a low maintenance front driveway providing ample off road parking for several cars, whilst the 19ft integral garage has an electrically operated door and provides generous storage space. To the rear is a fully enclosed patio garden, ideal for outdoor dining.

Viewing strongly advised to appreciate the space on offer with this extended family home, contact our sales office for further details!

