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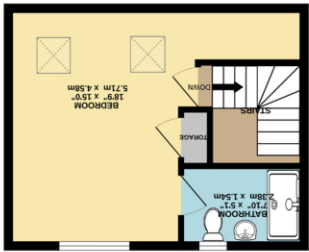
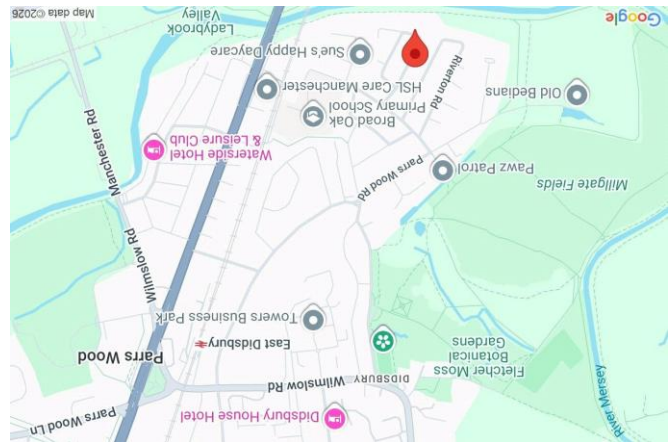
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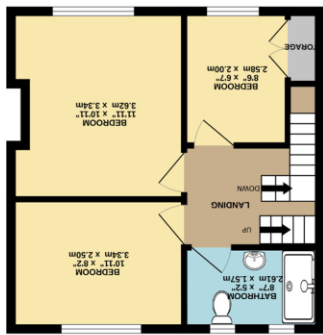
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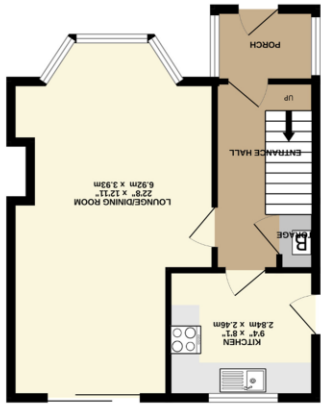
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



2ND FLOOR
281 sq. ft. (26.1 sq.m.) approx.



1ST FLOOR
388 sq. ft. (36.1 sq.m.) approx.



GROUND FLOOR
429 sq. ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PHILIP JAMES
KENNEDY

52 BANKSIDE ROAD
EAST DIDSBURY, M20 5GD



OFFERS OVER £500,000

A WONDERFUL and EXTENDED SEMI-DETACHED family home, arranged over THREE FLOORS and occupying a MAGNIFICENT DIRECTLY SOUTH FACING GARDEN PLOT on a QUIET CUL-DE-SAC, within close proximity to the sought-after Didsbury village, offering an array of independent boutiques, café bars and restaurants, and the Metrolink, as well as being close to many local reputable schools.

The property has been extended offering perfectly balanced accommodation over three floors.

The accommodation consists of a porch, leading through to the entrance hallway with stairs rising to the first floor.

To the front of the property is the bay fronted living room, which is generously sized and flows seamlessly to the open plan dining room. The dining room benefits from sliding patio doors, which provide access to the patio – perfect for entertaining and al fresco dining.

To the rear of the property is the newly fitted kitchen, with stylish base units and complemented with integrated appliances. The kitchen also provides access to the side garden.

The first floor reveals two well-proportioned double bedrooms, and a single bedroom which could be used as an office or a nursery. The first floor is served by a modern bathroom with walk-in shower.

Stairs rise to the second floor, to the extended loft dormer which is a fantastic principal suite with skylights – bathing the room in natural light. The principal suite offers a stylish en-suite bathroom with walk-in shower.

The property is approached via a block paved driveway with garden frontage alongside. To the rear of the property is the generously sized south facing garden with a large patio area, ideal for outdoor entertaining in the warmer months.

Beyond, is a substantial area of lawn, with a gate to the end of the garden providing direct access to walks along the river Mersey.

Please note – The Vendor has purchased the freehold of the property, allowing the purchaser the opportunity to acquire the additional parcel of land at the end of the boundary from the Council, subject to application and approval.

Freehold
Council Tax Band: C
Approx. 1,089 Sq.Ft

*"An Impressive Four
Bedroom Semi Detached
Home With Spectacular
Garden"*

