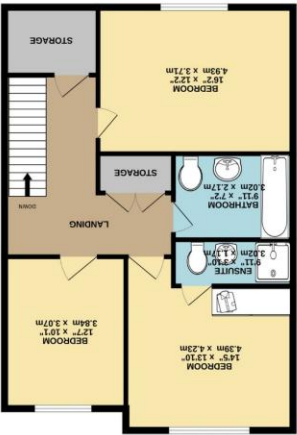


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst 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 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.
Made with Metropix 5/2025

TOTAL FLOOR AREA : 2712 sq.ft. (251.9 sq.m.) approx.



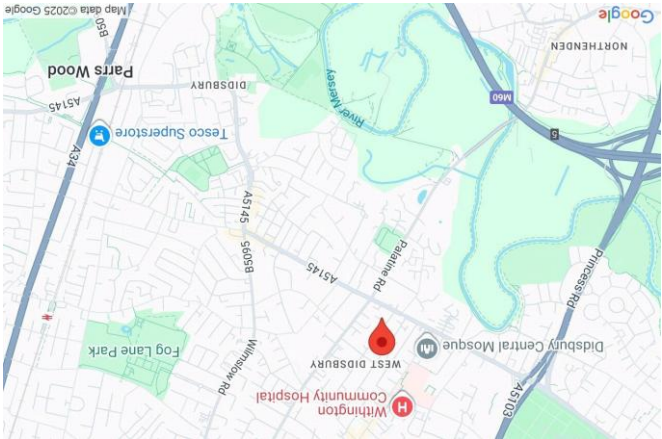
2ND FLOOR : 822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR : 824 sq.ft. (76.5 sq.m.) approx.



GROUND FLOOR : 1066 sq.ft. (99.0 sq.m.) approx.



PHILIP JAMES
KENNEDY

9 AGALIA GARDENS
WEST DIDSBURY, M20 2PZ



ASKING PRICE £1,395,000

A MAGNIFICENT DETACHED family residence with a UNIQUE and STRIKING INTERIOR DESIGN, creating a STYLISH and LUXURIOUS HOME with ELEGANT PROPORTIONS throughout.

This wonderful property boasts a BEAUTIFULLY DESIGNED LUXURY DINING KITCHEN, FIVE DOUBLE BEDROOMS AND FOUR BATHROOMS/LUXURY MASTER SUITE. Occupying a PRIVATE SOUTH FACING GARDEN, the property is discreetly located within this EXCLUSIVE COURTYARD DEVELOPMENT, within walking distance to fashionable West Didsbury village and many reputable schools. 2712 Sq.Ft

The impressive accommodation is arranged over three floors and consists of an inviting entrance hall with WC and stairs rising to the first floor. Opening from the hallway is the elegantly proportioned living room with tall corniced ceilings and feature wall with wood burning stove.

To the rear is the spectacular open plan designer dining/kitchen with bespoke fitted cabinetry and feature central island, complimented by integrated hidden appliances and Corian tops. There is a fantastic spacious dining area with bi-folding doors enjoying views over the garden - creating the perfect space for informal dining. An opening from the kitchen leads into the delightful snug with further bi-fold doors opening out to the patio terrace.

The first floor reveals the luxury principal suite boasting a sleek modern en-suite and separate dressing room area, with bespoke fitted wardrobes. There is a further generously proportioned double bedroom bathed in light from the French doors opening out to the balcony. The room is served by a well-appointed en-suite.

To the second floor are three further well-proportioned double bedrooms, with bedroom three being served by an en-suite shower room. The floor is further served by the sleek modern family bathroom.

The exclusive development is approached via a private road, with the property sitting to a southerly position. A block paved driveway leads off the private road to the property providing access to the garage. There is a front landscaped lawn area with a flag stone path leading to the front door.

A gate to the side of the property opens into the south facing landscaped garden. There is a large decked terrace area which provides the perfect space for outdoor entertaining in the warmer months, with a lawned area beyond. Additionally, a 110 Sq. Ft garden room provides the ideal home office.

Freehold
Council Tax: G
Approx. 2712 Sq.Ft

*"A Truly Impressive
Detached Residence On
Exclusive West Didsbury
Development"*

