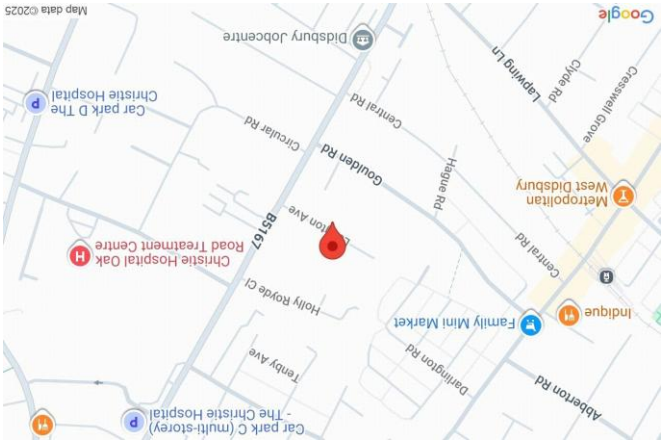
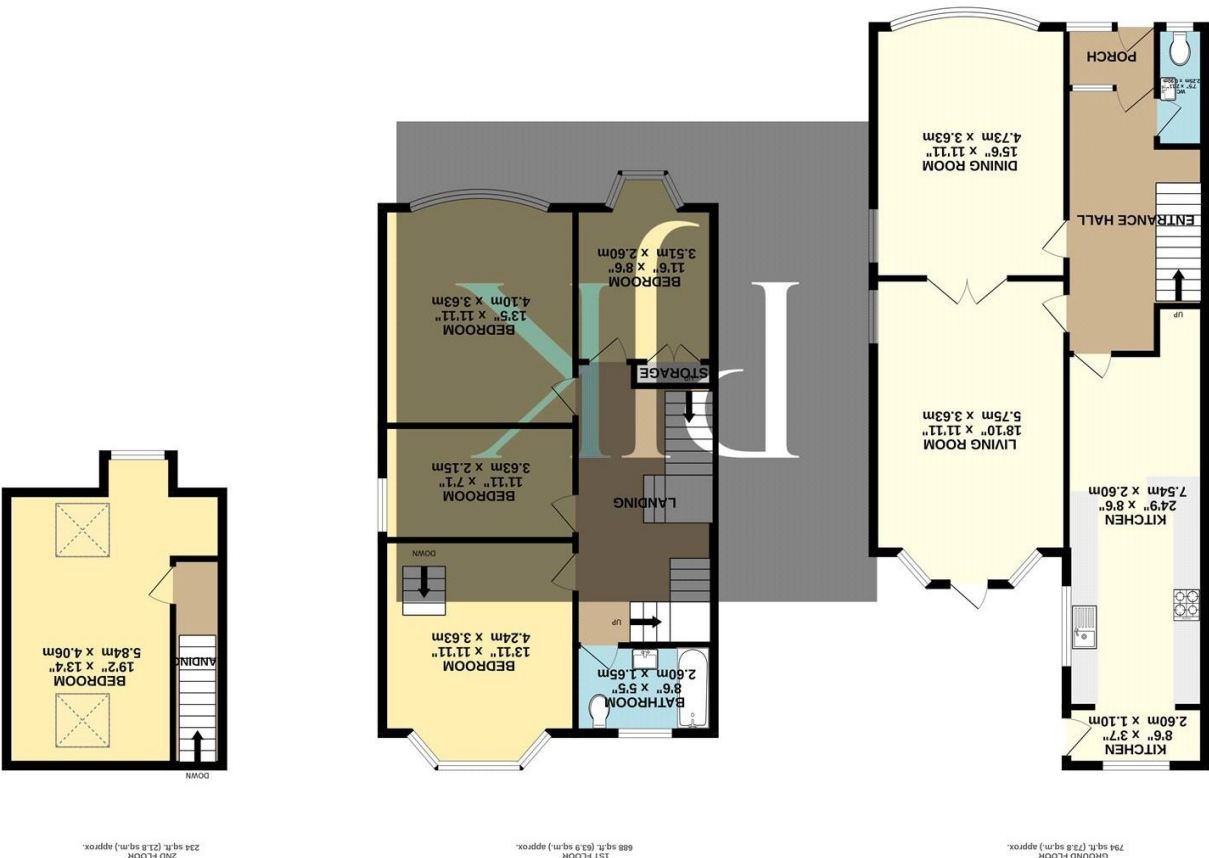


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 : 1716 sq.ft. (159.5 sq.m.) approx.



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PHILIP JAMES
KENNEDY

9 LONGTON AVENUE
WEST DIDSBUY, M20 3JN



ASKING PRICE £750,000

An exceptional five bedroom semi-detached family home, occupying an impressive plot with a generous driveway to the front and a beautifully landscaped, south-facing rear garden. Perfectly positioned on a quiet cul-de-sac within walking distance of West Didsbury village, the property enjoys easy access to an array of popular bars, restaurants, independent shops and the Metrolink, making it ideal for family life in one of South Manchester's most sought-after locations.

Offering perfectly balanced accommodation extending to approximately 1,716 sq. ft., the property blends period character with modern comfort. The entrance porch leads into a welcoming hallway with access to a convenient downstairs WC. The dining room sits to the front of the house and features a curved bay window with original stained glass, high corniced ceiling and wooden flooring. Double doors open through to the bright living room, which is flooded with natural light from a south-facing bay with patio doors leading directly onto the garden. This room also features a charming fireplace and further stained glass detailing.

To the rear, the impressive extended family kitchen provides an excellent space for informal dining, fitted with stylish units, quality work surfaces and a full range of integrated appliances including oven and grill, gas hob, fridge/freezer, dishwasher and washing machine.

The first floor reveals four bedrooms, including three generous doubles and a fourth single room currently used as a study. A contemporary family bathroom, finished with tiling, includes a bath with shower, wash basin and WC. Stairs rise to the converted loft, offering a versatile fifth bedroom or guest room with two Velux windows, plus its own shower and wash basin.

Externally, the property is approached via a spacious driveway providing off-road parking. To the rear is a beautifully maintained south-facing garden, featuring a shaped lawn, mature borders and a patio area ideal for outdoor dining and entertaining. Additional brick-built garages offer valuable storage.

1716 gross sq ft
Tax Band: E
Freehold

"An exceptional five-bedroom semi-detached family home with a stunning south-facing garden in the heart of West Didsbury."

