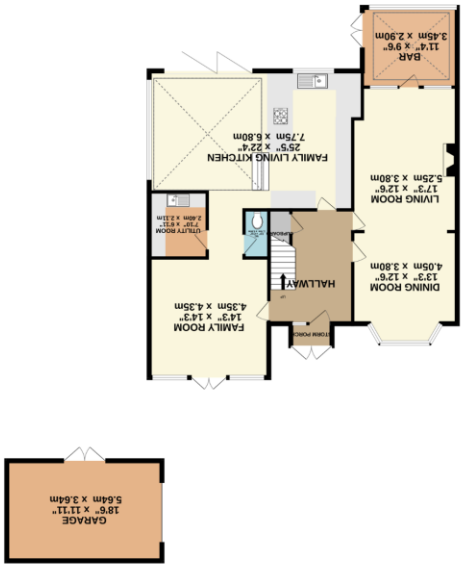


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 error or 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 : 2970 sq.ft. (275.9 sq.m.) approx.



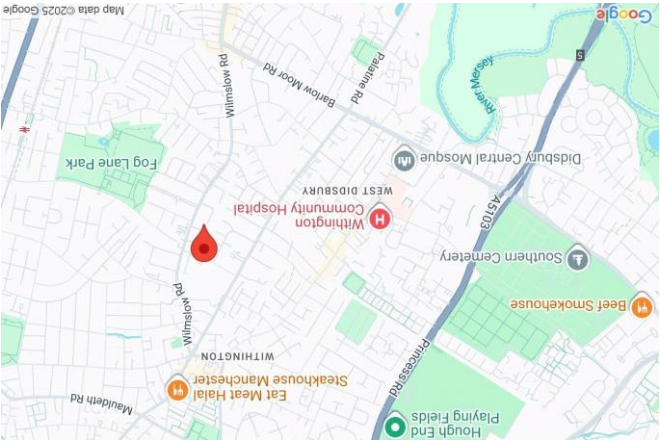
1500 sq.ft. (138.7 sq.m.) approx.



1517 sq.ft. (140.8 sq.m.) approx.



521 sq.ft. (48.2 sq.m.) approx.



PHILIP JAMES
KENNEDY

16 THE CIRCUIT
DIDSBURY, M20 3RA



OFFERS OVER £1,249,000

A TRADITIONAL DETACHED FAMILY HOME WITH A DOUBLE BAY WINDOW. STYLISH PRESENTATION and SENSATIONAL SPECIFICATION throughout with A SUPERB OPEN-PLAN LIVING KITCHEN and LUXURY MASTER SUITE. Occupying a GENEROUS CORNER PLOT WITH A SPECTACULAR REAR GARDEN. The property boasts five bedrooms served by four toilets and is located at the end of an exclusive Cul de sac. Offered for sale with No ONWARD CHAIN. Sq.Ft 2970

The property is presented to a particularly high standard with luxury finishes throughout and arranged over three floors with a garden which boasts a firepit with fitted seats; a retractable pergola with electric screens, lights and heaters and Canadian spa hot tub.

There is a brand new storm porch leading to a reception hall with coloured leaded windows and feature panelled walls. There is a double reception room with a log burning stove and electric curtains which leads to a light-filled, sociable space ideal for entertaining and enjoying views of the landscaped garden. There is a useful third family room with French doors and a media wall. The kitchen is split level with a brand new range of sleek, designer units with solid quartz tops with a peninsular bar overlooking the dining area and integrated 'state of the art' appliances. The space also benefits from having full-height windows and glazed ceilings that span the entire width of the room, flooding the room with natural light. Full width Bi-fold doors open out onto the garden. There is a utility room and ground floor W.C.

To the first floor are four bedrooms with platinum specification family bathroom. Highlights; freestanding stone basin; media television and blue integrated speaker and underfloor heating. En suite to guest bedroom with French doors and Juliette balcony. Separate dressing room.

The top floor is a principal bedroom suite with feature exposed brick chimney breast; bespoke eaves storage and a stylish en suite shower room.

Occupying a corner plot is a detached brick built garage with a hardlandscaped frontage creating more parking. To the rear is a brand newly landscaped garden with unique features such as the pergola; the hot tub; firepit and summer house.

Freehold
Council Tax Band: F
Approx. 2970 Sq.Ft

*"A Traditional Detached
Family Home At The End
Of An Exclusive Cul-de-
Sac"*

