

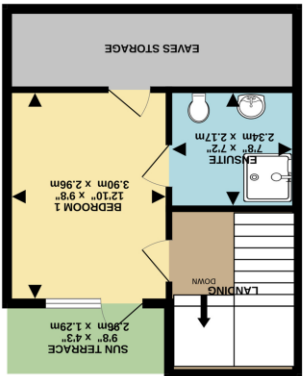
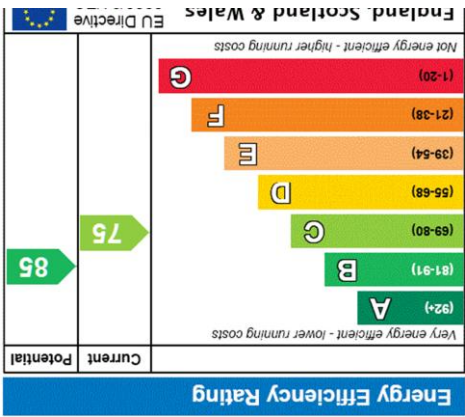
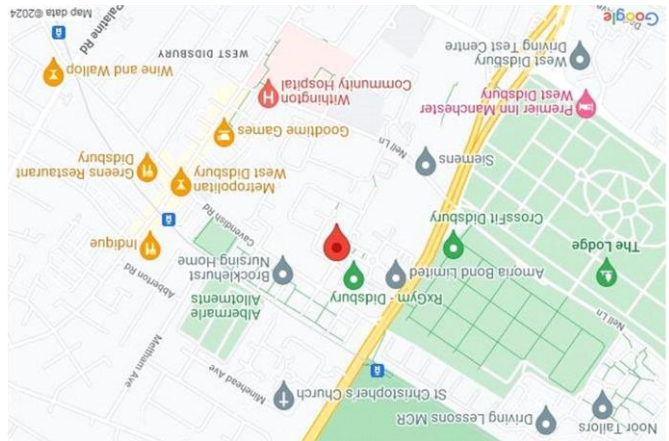
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

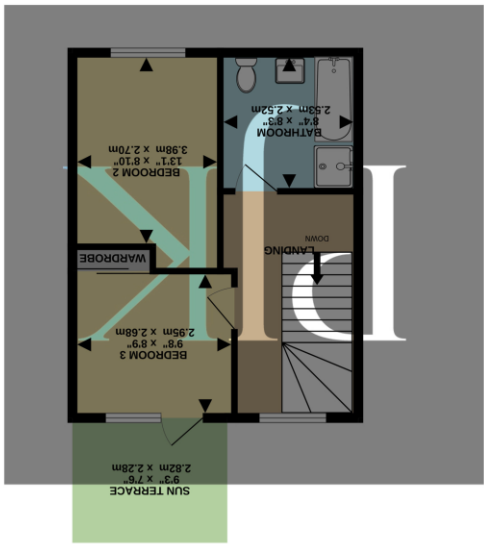
0161 448 1234 | didsbury@philipjames.co.uk

www.philipjames.co.uk

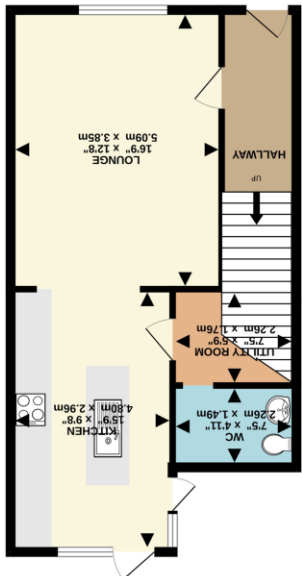




GROUND FLOOR
329 sq.ft. (31.5 sq.m.) approx.



FIRST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



SECOND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



PHILIP JAMES
KENNEDY

16 ROBERT HARRISON AVENUE
WEST DIDSBURY, MANCHESTER, M20 1LW



ASKING PRICE £465,000

An IMPRESSIVE MODERN TOWNHOUSE, with two WALK-OUT SUN TERRACES, and a STUNNING OPEN PLAN LIVING/KITCHEN with an ATTRACTIVE SOUTH WESTERLY FACING GARDEN and ALLOCATED PARKING, ideally located close to West Didsbury village, the Metro link station and many reputable schools. 1340 Sq Ft

Set over three floors, the stylishly presented accommodation consists of; an entrance hallway leading through to the generous open plan living/kitchen. The stylish, bespoke kitchen features a central island and Rangemaster double oven all complimented by Corian tops. Patio doors lead out to the garden.

The first floor reveals two double bedrooms, with the rear bedroom having bespoke fitted wardrobes and a spacious walk out sun terrace overlooking the rear garden. The floor is served by a contemporary three piece bathroom.

To the second/top floor there is a further double bedroom, which benefits from a stylish en-suite shower room and substantial eaves storage. A patio door leads to a further terrace, also enjoying views over the garden.

The property is warmed with gas central heating, controlled via a Nest smart thermostat.

The property is approached via a paved pathway, with a low level hedge offering privacy to the front of the property. A path to the side of the property leads to the rear landscaped garden, which benefits from a South Westerly facing aspect. There is an expanse of lawn along with large patio and decked areas – perfect for al fresco dining and entertaining in the warmer months. There is a useful Keter shed, ideal for storing garden equipment.

The property offers allocated resident's parking with additional visitors' and on-road parking.

1340 gross sq ft (including terraces)

Freehold
Maintenance Charge/ £510 PA
Council Tax Band: E

“Impressive Modern Town House With South Westerly Facing Garden”

