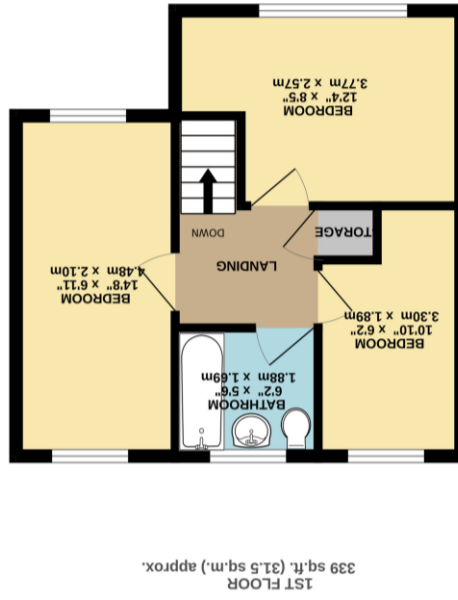
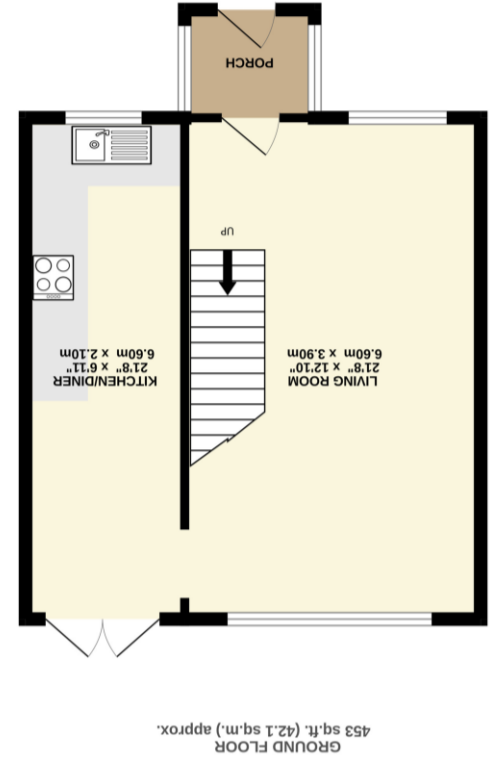
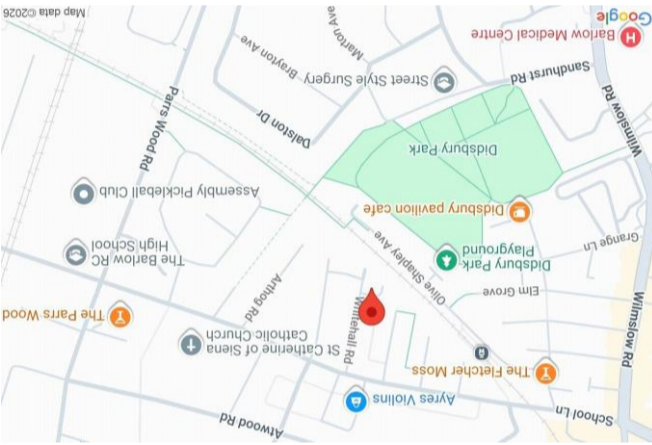


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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. 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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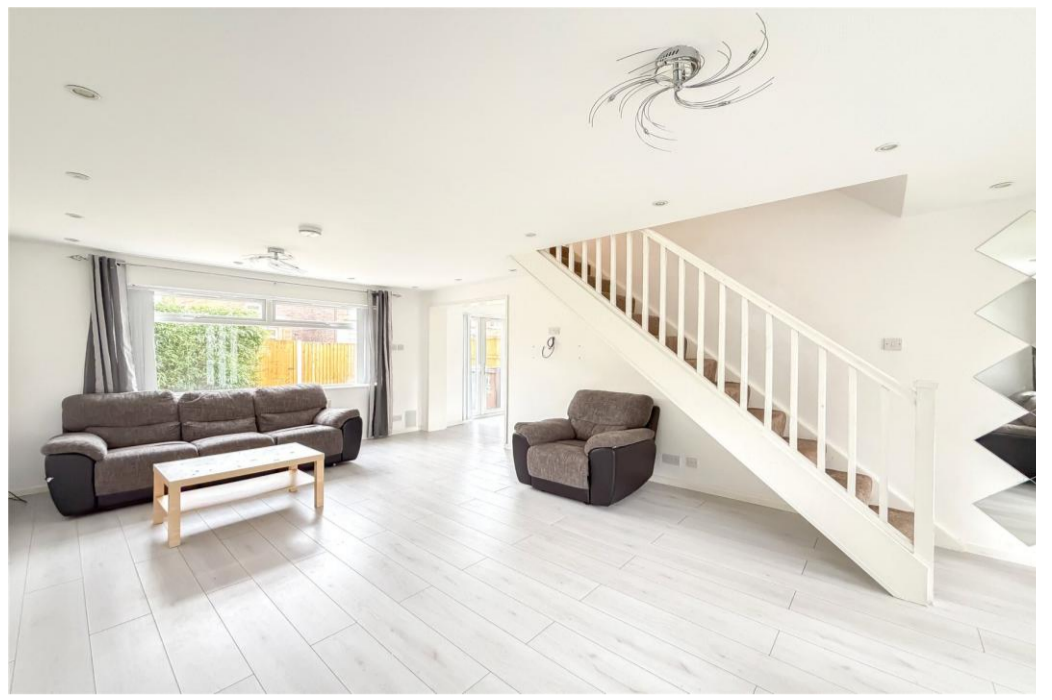


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	
			86 B




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 www.philipjames.co.uk





ASKING PRICE

£525,000

A WELL-PRESENTED MODERN THREE BEDROOM END-TERRACE, with OFF-ROAD PARKING. Occupying a SOUTH-WESTERLY FACING GARDEN PLOT, the property is discreetly positioned on a QUIET CUL-DE-SAC, conveniently located within a moment's stroll of Didsbury Village with a wide range of shops, bars and restaurants as well as the Metrolink. offered for sale with NO ONWARD CHAIN. 792 sq.ft

The accommodation consists of an enclosed porch opening into the bright and spacious living room bathed in natural light from the dual aspect windows. An opening from the kitchen leads through to the kitchen/diner, fitted with a selection of units all complemented by integrated appliances. There is ample space for a dining table and chairs, creating the ideal spot for informal dining. Double doors open out to the South- Westerly facing garden.

Stairs rise from the living room to the first floor, which reveals two well-proportioned double bedrooms and a generous single, all with ample space for freestanding furniture.

The property is approached via a flag stone driveway, providing parking for two vehicles. To the rear is the enclosed garden enjoying a South Westerly aspect, mainly laid to lawn, with a flag stone patio creating the ideal outdoor space for entertaining in the warmer months.

792 gross sq ft

Tax Band: C

Leasehold/ 999 Years From January 1984

Ground Rent : £45

*"A Bright & Spacious
Modern End Terrace In
The Heart Of The Village"*

