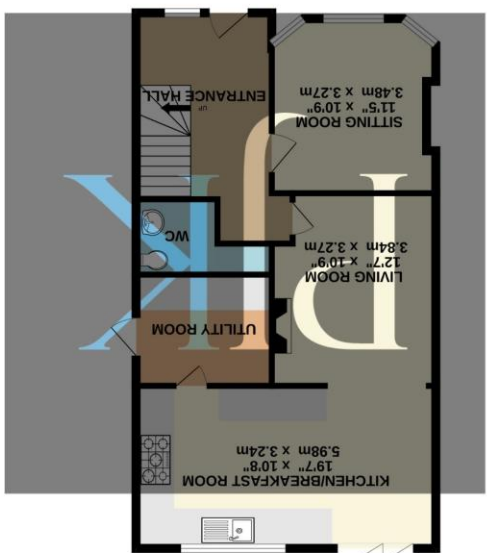
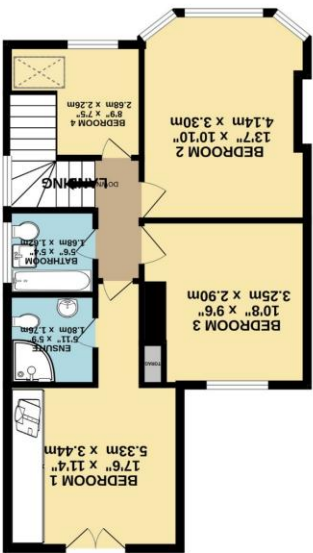


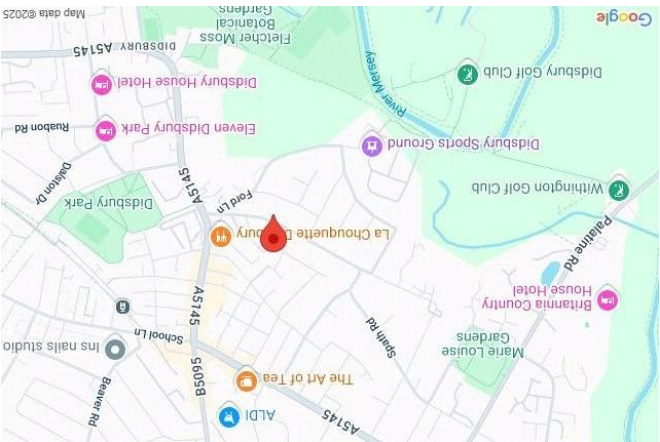
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no guarantee is given. This plan is for illustrative purposes only and should be 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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Energy Efficiency Rating		
England, Scotland & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92+)	A	
Very energy efficient - lower running costs		
Current		Potential
73		84



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

0161 448 1234 | didsbury@philipjames.co.uk

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OFFERS OVER £700,000

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The beautifully presented accommodation consists of an extended reception hall with low rising corner stairs and WC with access to understairs storage.

To the left of the hallway is a bright and spacious living room, bathed in natural light from the large bay window.

To the rear is an elegantly proportioned sitting room with feature inglenook fireplace area. The sitting room opens into the superb open-plan living kitchen with dining area and utility room. The kitchen is fitted with an ample selection of sleek modern units, complemented by integrated appliances. Doors from the kitchen open out to the garden, which can also be accessed via a door from the utility room.

The low rising corner stairs rise to the first floor which reveals three double bedrooms and a further single bedroom. The stylish principal suite is flooded with natural light from the roof light above and southerly facing Juliet balcony, enjoying views over the garden. The principal suite also boasts bespoke fitted robes and a modern en-suite. The bedrooms are further served by the well-appointed family bathroom.

The property is approached via a block paved driveway. A gate to the side of the property leads through to the directly south facing garden fringed by established trees. Additionally, a converted annexe, provides the perfect home office with shower room and storage area.

Freehold
Council Tax Band: D
Approx. 1422 Sq. Ft (including annexe)

*"An Exceptional Extended
& Re-modelled Family
Home In the Heart Of
Didsbury Village"*

