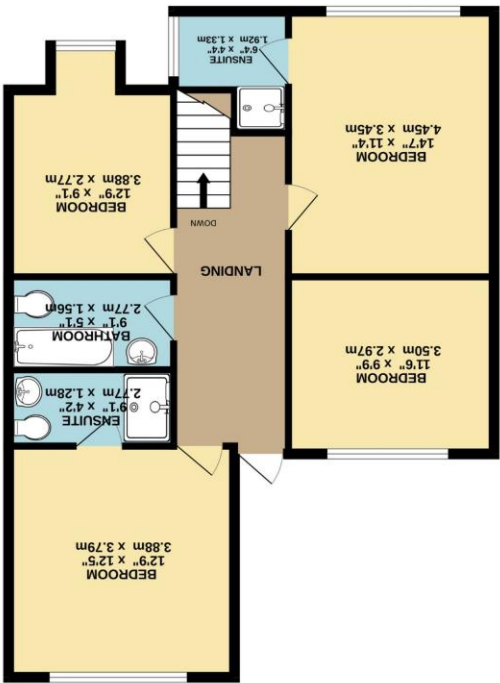


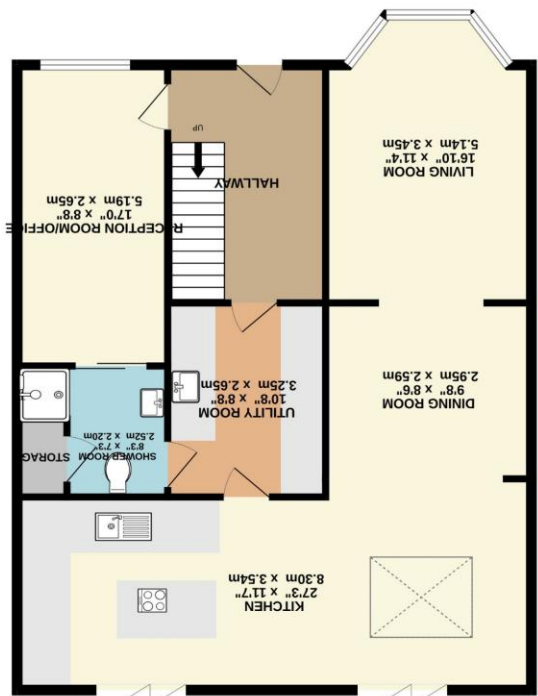
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan 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.

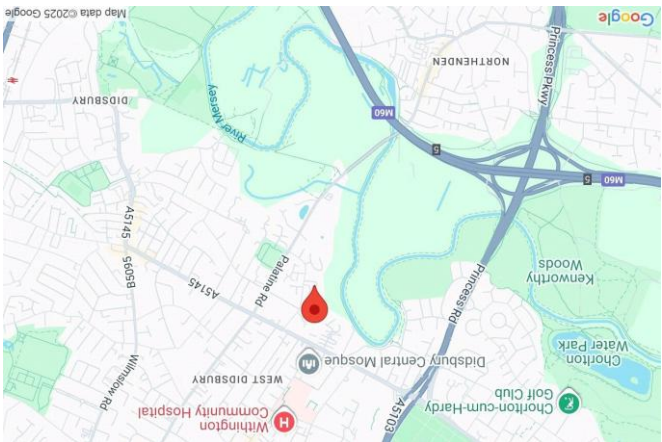
Made with Metropix 5/2025



1ST FLOOR 773 sq.ft. (71.8 sq.m.) approx.



GROUND FLOOR 991 sq.ft. (92.1 sq.m.) approx.



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PHILIP JAMES
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DIDSBURY, M20 2GD



ASKING PRICE £875,000

A WONDERFUL EXTENDED MODERN DETACHED FAMILY HOME with GENEROUSLY PROPORTIONED accommodation throughout.

The property boasts, an IMPRESSIVE LIVING KITCHEN, THREE RECEPTION ROOMS, FOUR DOUBLE BEDROOMS and FOUR BATHROOMS. Positioned on a SOUGHT AFTER CUL-DE-SAC the property is just a short stroll to both Didsbury and West Didsbury village, as well as being close to many local reputable schools. 1764 Sq.Ft

The accommodation reveals an entrance hall with stairs rising to the first floor. Opening from the hallway is the bright and spacious bay-fronted living room with feature fireplace. The living room flows seamlessly through to the dining area, with ample space for furniture creating an ideal spot for formal dining. The dining room continues through to the spectacular open-plan living kitchen, fitted with a sleek and stylish units with feature central island and picture windows through to the gardens - the area provides a perfect space for day-to-day family living and entertaining.

Further to the ground floor is a utility room, shower room and a further reception room. Stairs from the hallway rise to the first floor, revealing a spacious landing area, ideal for a home office area. There are four double bedrooms, two benefitting from their own modern en-suite shower rooms. The property is further served by the contemporary family bathroom.

The property is approached via a driveway providing parking for two vehicles. To the rear is an attractive garden mainly laid to lawn with a large covered decked patio area, accessed from the living kitchen, providing the perfect space for outdoor entertaining.

Freehold
Council Tax: F
Approx. 1764 Sq.Ft

*"A Wonderful Modern
Detached Family Home"*

