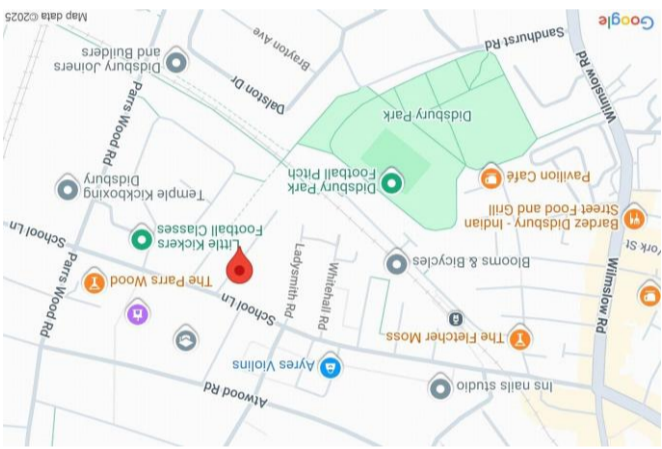


www.philipjames.co.uk  
 0161 448 1234 | didsbury@philipjames.co.uk  
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

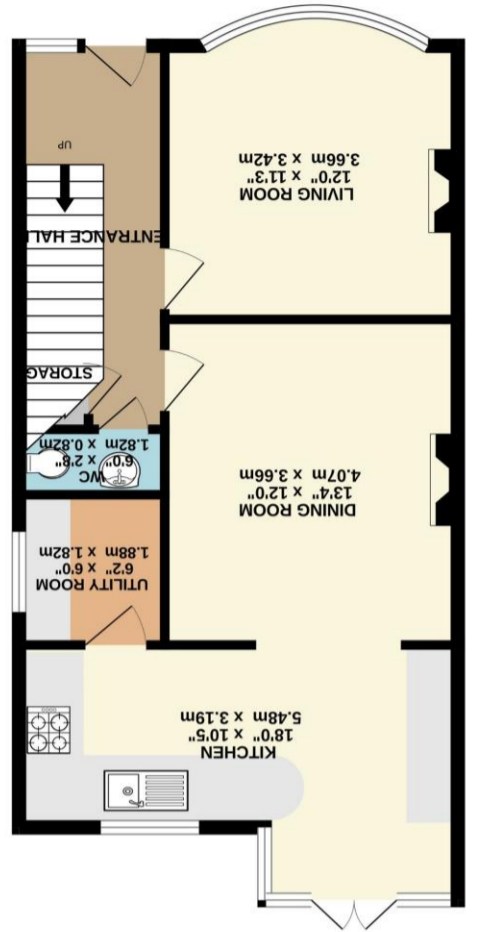
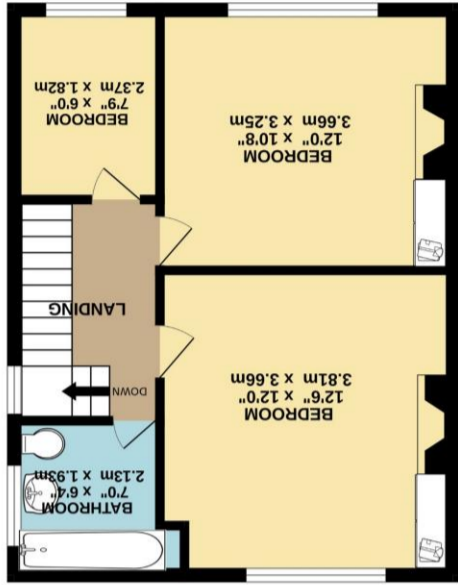
Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	72 C	78 C
81-91	B		
92+	A		



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.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and any other areas are approximate and no responsibility is taken for any error or omission on the floorplan. The floor plan is 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 quantity or efficiency can be given.  
 Made with Metropix 5/2025





## OFFERS OVER £500,000

An ATTRACTIVE SEMI-DETACHED family home, offering BRIGHT, SPACIOUS and WELL PRESENTED accommodation throughout. Occupying a SOUTH EASTERLY FACING GARDEN plot with OFF ROAD PARKING, the property is located on a QUIET CUL-DE-SAC within the HEART OF DIDSBURY VILLAGE with a range of shops, bars and restaurants within easy reach as well as the open space of Didsbury Park and the Metrolink. 1010 sq ft.

The accommodation consists of an entrance hall with stairs to the first floor and WC There is an elegantly proportioned bay fronted living room with working open fire, and a large bay window, bathing the room in natural light. To the rear is the dining room, also featuring a working open fire, with bespoke alcove shelving and storage. An opening from the dining room, leads through to the extended kitchen, fitted with an ample selection of sleek modern units complemented by solid wood tops. The kitchen is flooded with natural light from the two roof lights above and double doors out to the garden, Accessed from the kitchen in the utility room.

Stairs from the entrance hall rise to the first floor, which reveals; two well-proportioned double bedrooms, both with bespoke fitted wardrobes. There is a further third, generous single bedroom. The property is served by the well-appointed, contemporary bathroom.

The property is approached via a block paved driveway, with stocked borders. A gate to the side of the property leads through to the South Easterly facing garden, which is laid to lawn with a raised decked terrace, creating an ideal space for entertaining. Additionally, there is a brick built shed.

Freehold  
Approx. 1010 Sq.ft  
Council Tax Band: C

*"A Delightful Semi-Detached Home In The Heart Of Didsbury Village"*

