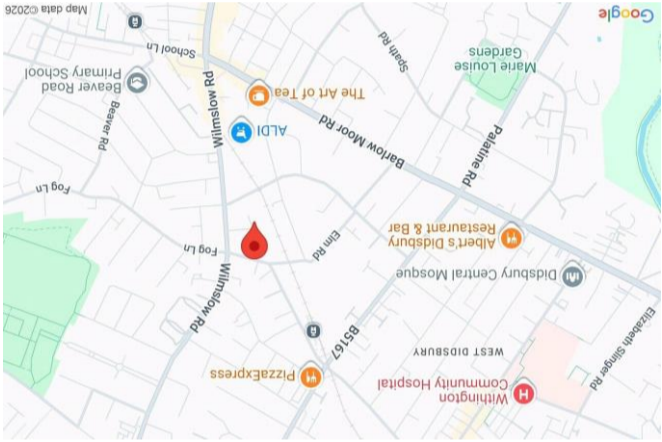


www.philipjames.co.uk  
 0161 448 1234 | didsbury@philipjames.co.uk  
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA



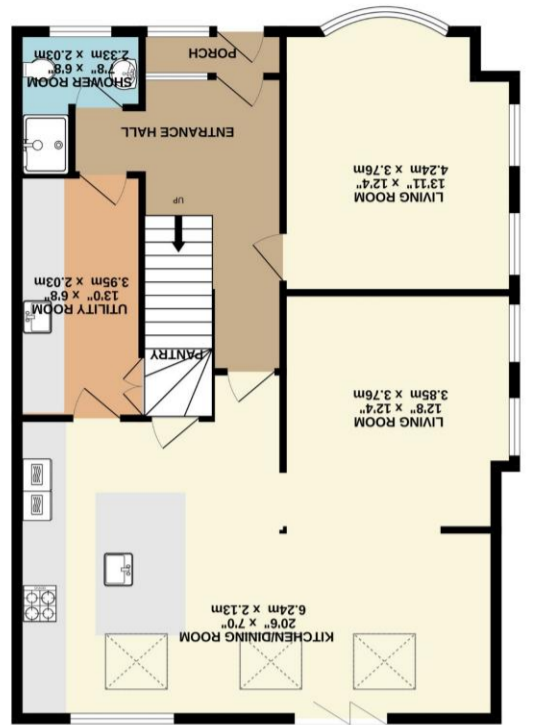
Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B		
92+	A		
		72 C	77 C



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 : 1543 sq.ft. (143.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, rooms and any other items are approximate and no responsibility is taken for any error 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.  
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PHILIP JAMES  
 KENNEDY

11 MARLOWE DRIVE  
 DIDSBURY, M20 6DE



## ASKING PRICE £825,000

A SENSATIONAL EXTENDED DETACHED EDWARDIAN FAMILY HOME with STRIKING INTERIORS AND IMPRESSIVE PROPORTIONS to the principal rooms it boasts; A BEAUTIFULLY DESIGNED LUXURY DINING KITCHEN with 'island', DINING AND LOUNGE AREA; THREE DOUBLE BEDROOMS and TWO LUXURY BATHROOMS. 1543 Sq.Ft

Occupying a SOUTH WESTERLY FACING GARDEN plot with a WOODED ASPECT the property is positioned on an EXCLUSIVE CUL-DE-SAC within strolling distance to the village and close to many reputable schools. Offered for sale with NO ONWARD CHAIN.

There is an enclosed storm porch opening into the reception hall with coloured leaded windows and stairs rising to the first floor. Opening to the left of the hallway is the elegantly proportioned sitting room, with a large coloured led bay window and two side windows. To the rear is the spectacular open-plan extended living kitchen, with dining and lounge areas all particularly well-lit via roof lights and bi-fold doors which will open onto the landscaped gardens, perfect for day-to-day family living. The kitchen is fitted with a selection of bespoke designer units and feature island, all complemented by marble tops and high spec appliances. Opening from the kitchen is the well-planned utility room, with the marble tops continuing through. Further to the ground floor is the luxury shower room.

The first floor reveals three well-proportioned bedrooms all served by the stunning family bathroom with designer finishes.

The property is approached via the block paved driveway. A gate to the side of the property opens through to the South Westerly facing garden, which enjoys a wooded aspect and is not overlooked.

Freehold  
Council Tax Band: E  
Approx. 1573 Sq.Ft

*"A Wonderful Detached  
Edwardian Family Home"*

