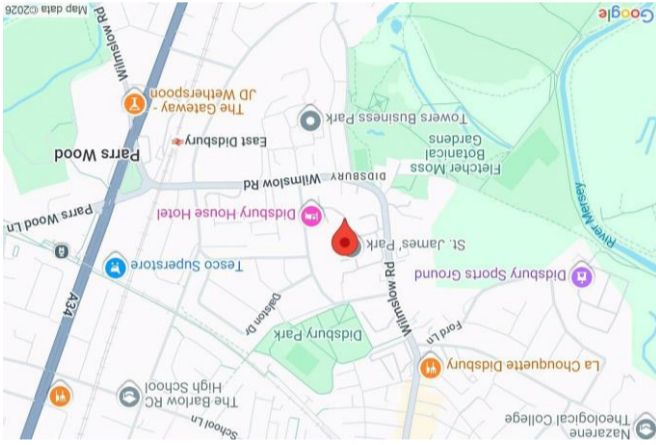


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 0161 448 1234 | 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

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



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.



PHILIP JAMES
KENNEDY

54 BLOOMESBURY AVENUE
ST JAMES PARK, DIDSBURY, M20 2BN



OFFERS IN THE REGION OF £1,275,000

An EXCEPTIONAL MODERN DETACHED FAMILY HOME with STYLISH PRESENTATION, HIGH SPEC FINISHES and ELEGANTLY PROPORTIONED accommodation throughout.

The property boasts a SPECTACULAR OPEN-PLAN LIVING KITCHEN, FOUR DOUBLE BEDROOMS, and FOUR BATHROOMS/LUXURY PRINCIPAL SUITE. Occupying a SOUTH WESTERLY facing garden plot, positioned on the MOST EXCLUSIVE DEVELOPMENT WITHIN THE VILLAGE - 'ST JAMES' PARK', the property is just a moment's stroll into the heart of Didsbury Village. 2631 Sq.Ft

The accommodation consists of an entrance hall with WC and stairs rising to the first floor. There is a double reception room with feature fireplace and floor to ceiling windows, bathing the room in natural light. Double glass doors open into the stunning open-plan living kitchen with stylish finishes and bi-fold doors through to the South Westerly gardens. The designer kitchen is fitted with a selection of sleek contemporary units, complimented by integrated appliances and quartz tops. The room is generously proportioned which creates a perfect space for entertaining and day-to-day family living.

The first floor reveals the luxury principal suite with spacious dressing room and en-suite bathroom. There are two further bedrooms with the second bedroom also benefitting from an modern en-suite shower room. The floor is further served by the beautifully appointed bathroom.

The second floor is occupied by the guest bedroom with modern en-suite shower room. There is useful storage into the eaves.

This exclusive property is positioned within landscaped grounds with secure gated access and walled boundaries. The block paved driveway offers ample off road parking and leads up to the integral garage. To the rear are the South Westerly gardens, which are mainly laid to lawn, fringed by high level fencing and mature shrubs. There is a sizable patio area, accessible from the open-plan living kitchen which provides the perfect space for entertaining in the warmer months.

"An Exceptional Modern Detached On Didsbury's Most Prestigious Development"

