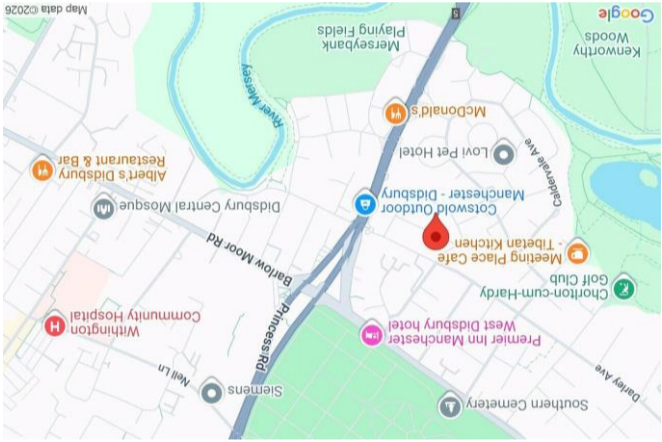


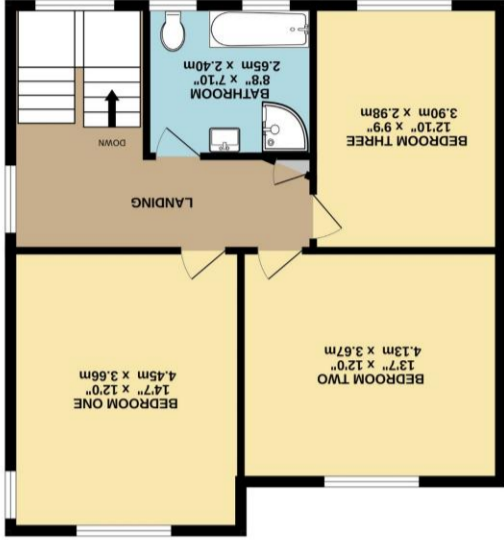
www.philipjames.co.uk  
 0161 448 1234 | didsbury@philipjames.co.uk  
 679-681 Willmow Road, Didsbury, Manchester, M20 6RA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

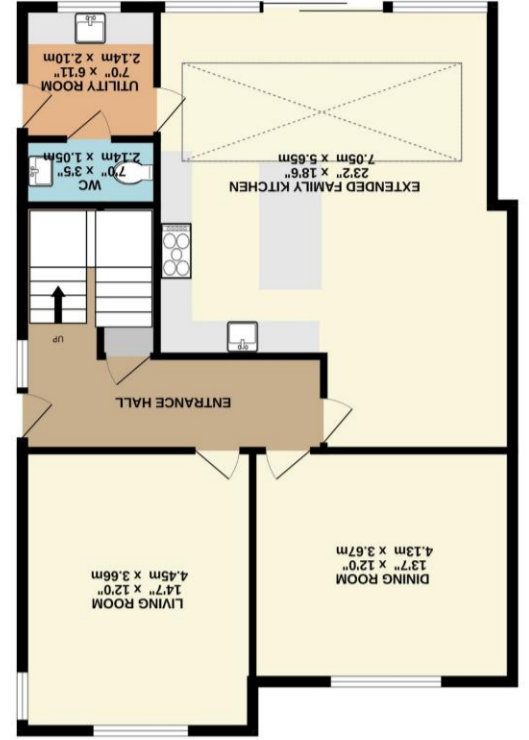


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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 quantity or efficiency can be given.  
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1ST FLOOR  
 665 sq.ft. (61.8 sq.m.) approx.



GROUND FLOOR  
 919 sq.ft. (85.4 sq.m.) approx.





## ASKING PRICE

£675,000

An IMPRESSIVE SEMI-DETACHED property, that has been EXTENDED and REMODELLED to create a WONDERFUL FAMILY HOME, with GENEROUS PROPORTIONS and BEAUTIFUL PRESENTATION throughout.

The wonderful property features a beautifully designed kitchen, two reception rooms, three double bedrooms and bathroom. Located within striking distance of the trendy Chorlton and West Didsbury Villages, with their vast array of independent shops, cafés-bars and restaurants, as well as being close to Chorlton Water Park, walks along the River Mersey and many local reputable schools. 1584 Sq.Ft

The accommodation consists of a welcoming entrance hall with coloured leaded windows and a turning staircase rising to the first floor. Opening to the right of the hallway is the bright and spacious living room with feature decorative fireplace. Dual aspect windows bathe the room in natural light. Folding doors open through to the dining room with wood burning stove, creating the perfect space for formal dining.

To the rear is the spectacular open-plan living kitchen, fitted with a selection of bespoke stylish units, complemented by quartz tops. The room also offers ample space for a large dining table and chairs and sitting area creating the ideal space for entertaining and day-to-day family living, bathed in natural light from the skylights above and sliding doors with views out over the garden. Accessed from the kitchen is the utility room and WC.

The turning staircase, rises from the entrance hall to the first floor galleried landing with stunning coloured leaded windows and seating area. There are three well-proportioned double bedrooms, with the principal bedroom having bespoke wardrobes. The property is served by the stylish contemporary family bathroom.

The property is approached via the sweeping driveway providing parking for multiple cars. A gate to the side of the property opens through to the rear landscaped garden. A block paved terrace provides the perfect spot for outdoor entertaining, with an area of lawn beyond.

Freehold  
Approx. 1584 Sq.Ft  
Council Tax Band: D

*"A Wonderful Extended Family Home"*

