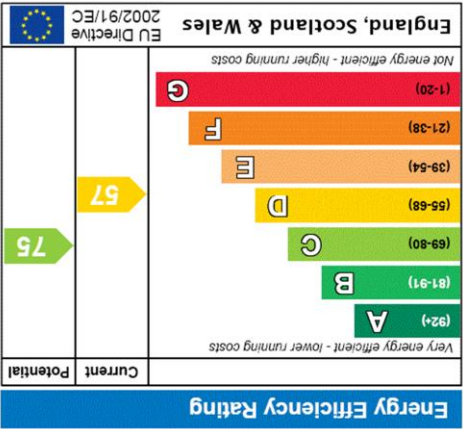
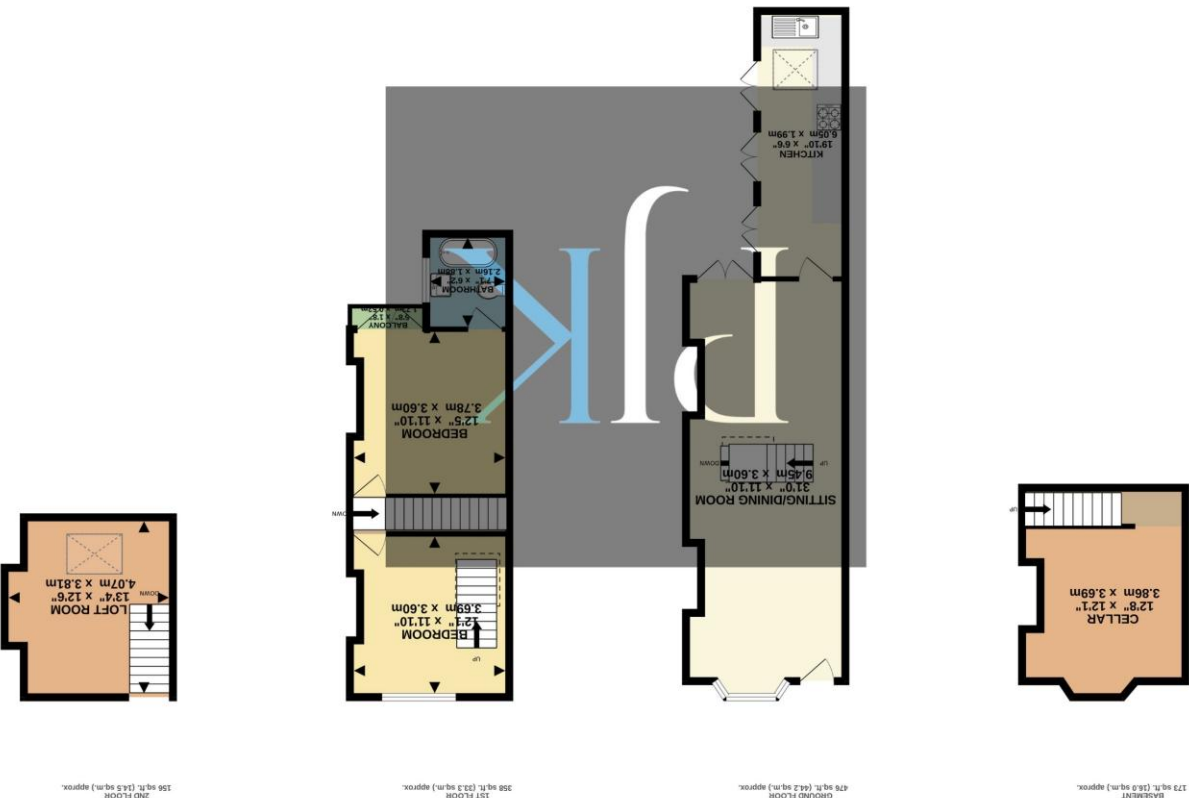


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 any 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 listed and no guarantee as to their operability or efficiency can be given.
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PHILIP JAMES
KENNEDY

26 GRENFELL ROAD
DIDSBURY, M20 6TQ



OFFERS IN THE REGION OF £435,000

A WELL-PROPORTIONED Victorian terrace with EXTENDED KITCHEN and CONVERTED LOFT ROOM, conveniently located centrally within Didsbury village, with a range of shops, bars and restaurants within easy reach, along with the Metrolink station and Didsbury park. 1163 Sq Ft

The accommodation consists of a bright and spacious open plan reception room with ample space for both living room and dining room furniture. Double doors from the dining area open out to the courtyard area. A hatch door lifts from the middle of the room, to reveal steps leading down to the cellar chamber, which has plumbing for a washing machine, and provides valuable storage space.

To the rear of the property is the sleek contemporary, extended kitchen which is flooded with an abundance of natural light from the rooflight above and three sets of double doors, which also open out onto the courtyard.

Stairs rise through the middle of the reception room, up to the first floor which reveals two double bedrooms, with the rear bedroom boasting double patio doors leading out onto the balcony. An open staircase leads from the front bedroom up to the large boarded loft which creates an ideal home office/ occasional bedroom - Please be advised that there are no building regs - sold as seen.

The property is served by the stylish bathroom, accessed from the rear bedroom.

The property is approached by a pathway with an area of garden alongside. To the rear is an area of hard landscaped garden.

1163 gross Sq Ft
Tax Band: D
Freehold

"A Well Proportioned Victorian Terrace In The Heart Of Didsbury Village"

