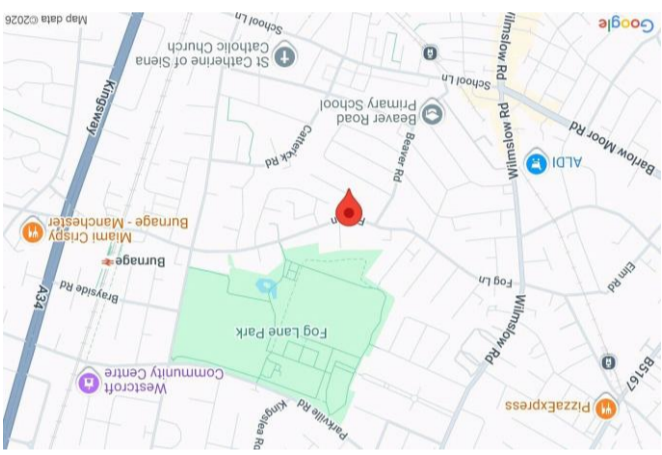


www.philipjames.co.uk
 0161 448 1234 | didsbury@philipjames.co.uk
 679-681 Willmslow Road, Didsbury, Manchester, M20 6RA

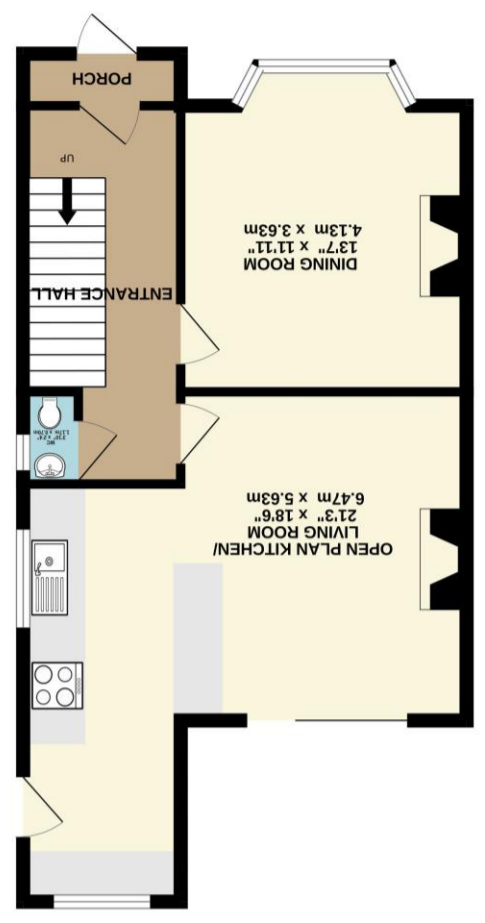
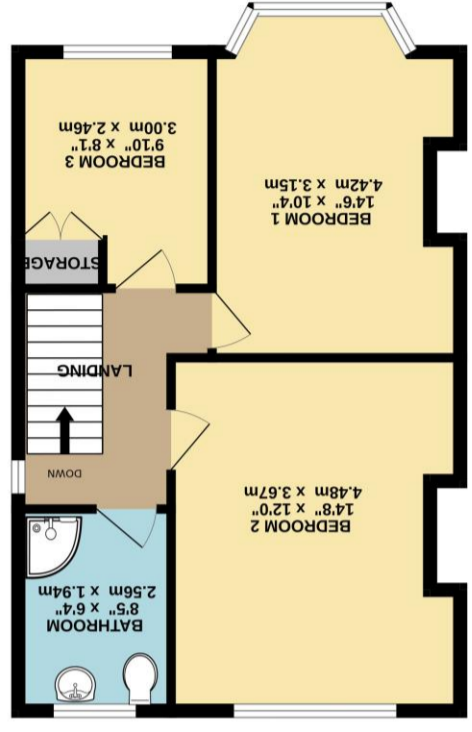


Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	71 C	
81-91	B		84 B
92+	A		



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.

While 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 error or omission on the floorplan. 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. Made with Metropix 5/2026



PHILIP JAMES
 KENNEDY

14 WILLOUGHBY AVENUE
 DIDSBURY, M20 6AS



ASKING PRICE £575,000

A TRADITIONAL BAY-FRONTED SEMI-DETACHED family home, offering IMPRESSIVELY PROPORTIONED AND WELL-PRESENTED ACCOMMODATION throughout. Occupying a SOUTH FACING GARDEN plot, the property is POSITIONED on an EXCLUSIVE CUL-DE-SAC within strolling distance to Didsbury Village offering an abundance of independent café bars, restaurants and boutiques, as well as being within walking distance to Didsbury park and close to many reputable schools. Offered for sale with NO ONWARD CHAIN. 1,039 Sq.Ft.

To the front of the property is a spacious dining room with a large bay window, flooding the room with natural light. To the rear is an impressive open-plan family living space with sliding patio doors opening onto the directly south facing garden — ideal for both everyday family living and entertaining. An opening from the living room flows through to the modern kitchen, fitted with stylish base and wall units and integrated appliances. The kitchen also conveniently benefits from a cleverly concealed utility space.

Stairs from the hallway rise to the first floor, which reveals two generous double bedrooms with ample space for fitted or freestanding furniture, and a well-proportioned single. The bedrooms are served by a stylish modern family shower room fitted with an immaculate three-piece suite.

The property is approached via a gated block paved driveway providing access to the garage. A gate to the side of the property leads through to the sunny aspect south-facing garden with a lawn, mature planting, a block-paved patio and a side courtyard area. A perfect space for outdoor entertaining in the warmer months.

Freehold
Approx. 1,039 Sq.Ft
Council Tax Band: D

"A Traditional Bay-Fronted Semi-Detached Family Home"

