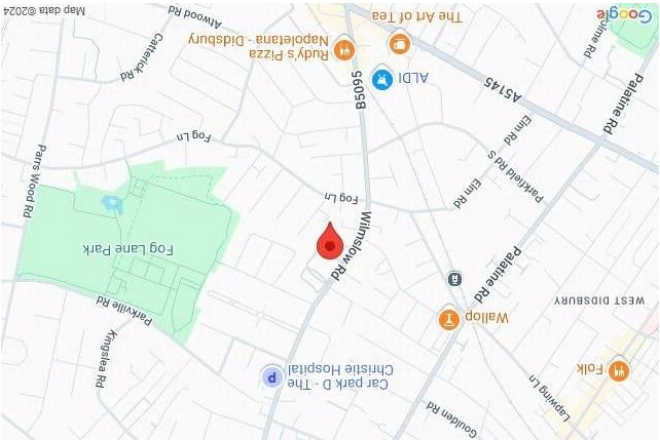
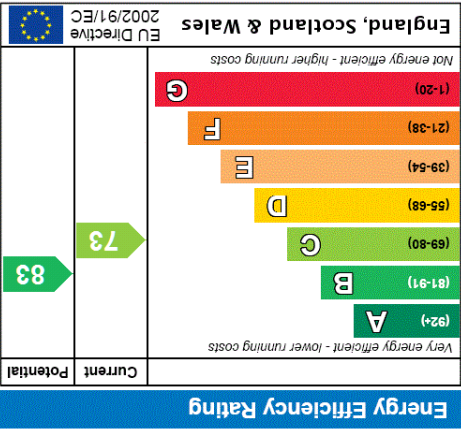
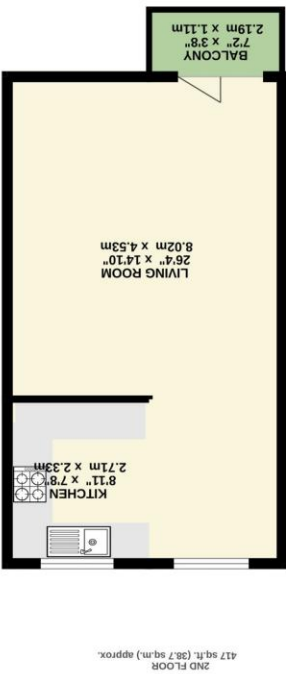
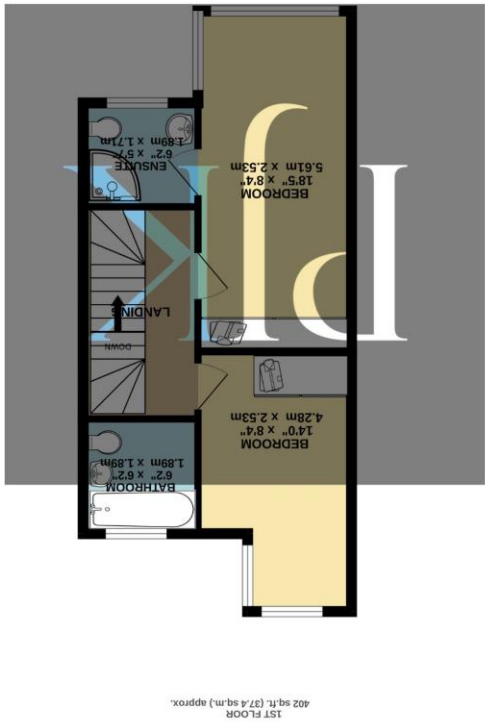
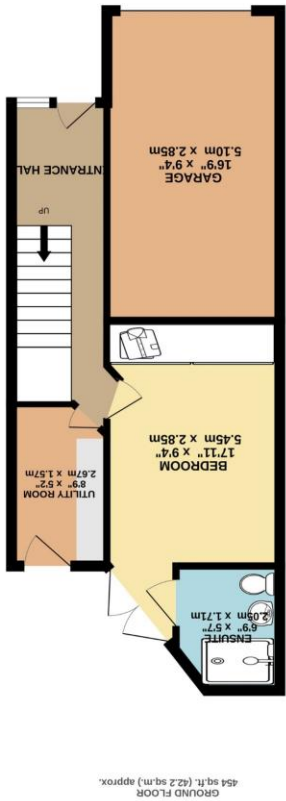


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan 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 operability or efficiency can be given.  
Made with Metropix 5/2024



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# ASKING PRICE £550,000

A SPECTACULAR three double bedroom MODERN TOWN HOUSE with SPACIOUS AND VERSATILE ACCOMMODATION arranged over three floors, which has undergone a FULL REFURBISHMENT with STYLISH PRESENTATION throughout. The SECLUDED PRIVATE PROPERTY sits on a PRIVATE GATED DEVELOPMENT, within striking distance of Didsbury Village, and close to many reputable schools. 1273 Sq FT

The beautiful accommodation consists of an entrance hall providing access to the integral garage, and a well-proportioned double bedroom with bespoke floor to ceiling sliding robes, and en-suite shower room with underfloor heating. Double patio doors open out onto the garden. In addition there is a utility room also having a door opening out to the garden.

Stairs from the hallway rise to the first floor which reveals two further well-proportioned double bedrooms, both with bespoke fitted wardrobes, with the principal bedroom also benefitting from a modern en-suite shower room. The floor is further served by a stylish three piece bathroom. Both bathrooms feature underfloor heating.

The second floor is taken up by the generously sized, impressive living room with balcony. The balcony has been recently upgraded with decking and bi-fold doors to open up the space further. The living room opens into the open plan kitchen/dining area, which is fitted with a range of sleek contemporary units complimented by granite tops and integrated AEG appliances. There is ample room for dining furniture, providing the perfect space for informal dining.

The property is approached by a block paved driveway allowing off road parking and access to the garage. The rear garden which is laid with Indian stone slabs, with two seating areas, ideal for entertaining in the warmer months.

Leasehold  
999 Years From January 1995  
Service Charge/ £75 pcm  
Ground Rent / £100 per annum  
Council Tax Band: E  
Approx. 1273 Sq Ft

*"A Stunning Modern Town House On Private Gated Development"*

