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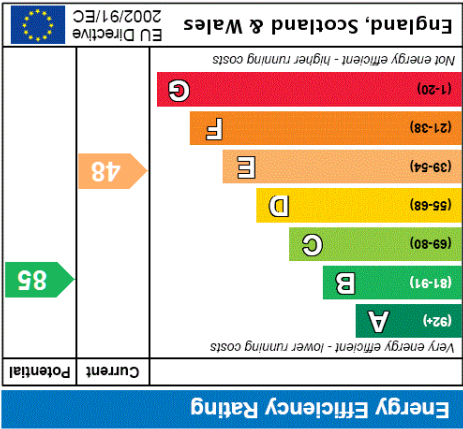
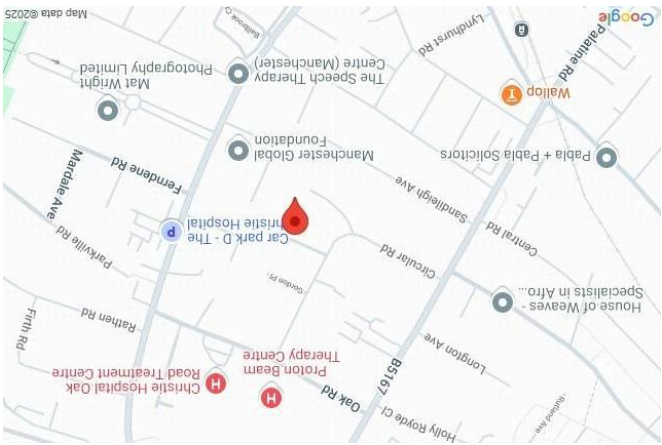
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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GROUND FLOOR (58.0 sq.m.) approx.

1ST FLOOR (54.8 sq.m.) approx.



**PJK**

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



PHILIP JAMES  
KENNEDY

17 PALATINE CRESCENT  
DIDSBURY, M20 3LL





# ASKING PRICE £480,000

A SPACIOUS four-bedroom semi-detached home with SCOPE TO RE-MODEL AND EXTEND (spp), with an INTEGRAL GARAGE and GENEROUS GARDEN, located on a SOUGHT AFTER CUL-DE-SAC close within striking distance of both Didsbury and West Didsbury Villages. 1214 Sq. ft

The accommodation consists of a porch opening into the entrance hall with a WC and access to the integral garage.

There is a bright and spacious living room with sliding doors opening out to the garden. An opening from the living room leads through to the dining room, which creates the ideal space for formal entertaining.

There is a contemporary kitchen fitted with an ample range of units complemented by wood effect tops, with space for freestanding appliances. A door from the kitchen leads to the outside of the property.

Stairs from the hallway rise to the first-floor gallery landing, which reveals three generous double bedrooms all with ample space for freestanding furniture. There is a further single bedroom. The property is served by the three-piece family bathroom.

The property is approached via a driveway, which provides parking for multiple cars and access to the integral garage. An area of garden frontage runs alongside. To the rear is a generous garden, mainly laid to lawn and fringed with established trees and shrubs. A paved patio area provides an ideal space for entertaining in the warmer months.

Freehold  
Approx. 1214 Sq. Ft  
Council Tax Band: E

*"Four Bedroom Semi-Detached With Heaps Of Potential"*

