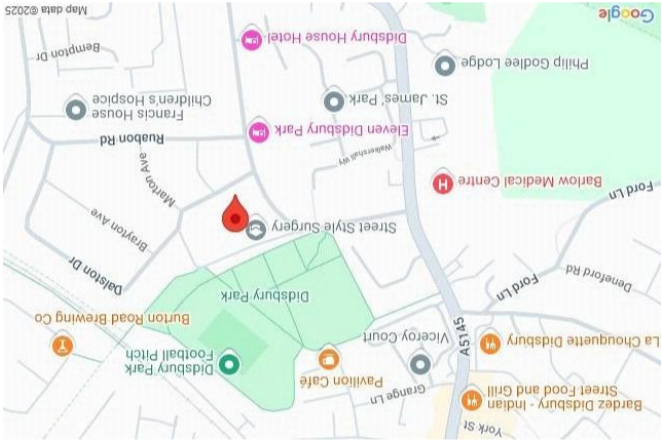


www.philipjames.co.uk
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 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA



Energy Efficiency Rating	
Potential	Current
A (92+)	83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	59
F (21-38)	
G (1-20)	

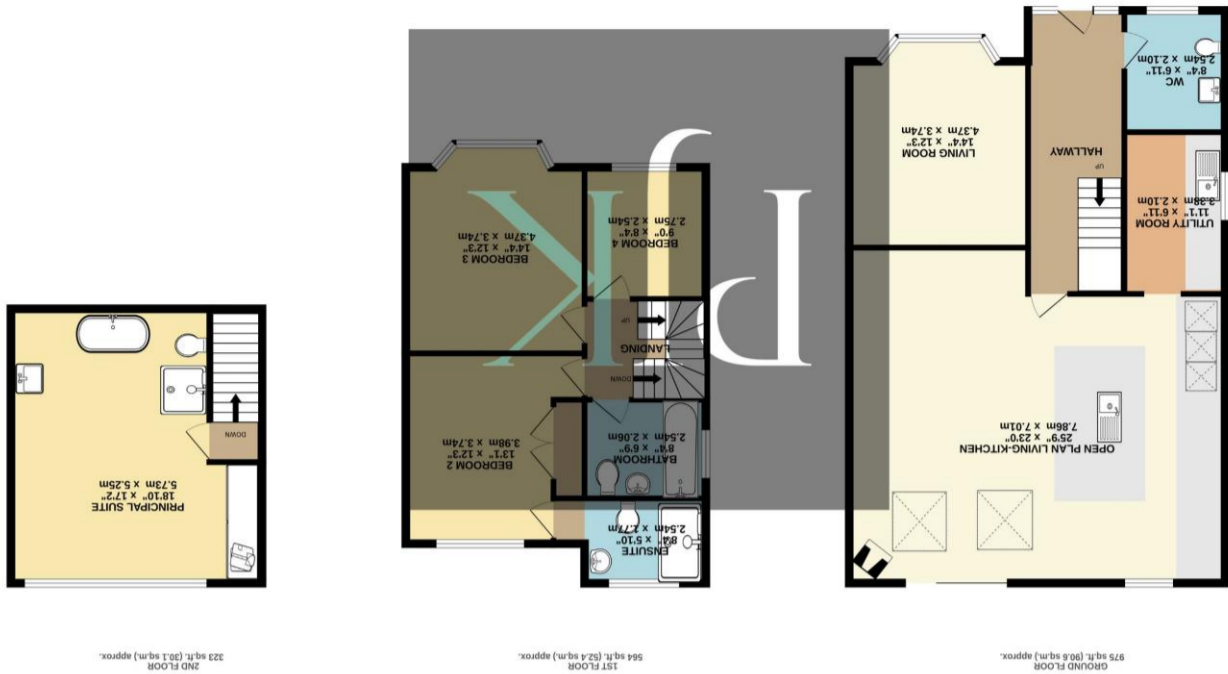
EU Directive 2002/91/EC
 England, Scotland & Wales
 Not energy efficient - higher running costs
 Very energy efficient - lower running costs



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.



TOTAL FLOOR AREA : 1863 sq.ft. (173.1 sq.m.) approx.
 What 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 tested and no guarantee as to their quantity or efficiency can be given.
 Made with Metropix 5/2025





ASKING PRICE £895,000

A TRULY BESPOKE family home, which has been EXTENDED AND REMODELLED, with STRIKING SPECTACULAR DESIGN AND LUXURY INTERIOR, creating a UNIQUE AND STYLISH HOME. Located within the EXCLUSIVE ENCLAVE OF DIDSBURY PARK, just a short walk from Didsbury village and within the catchment of local reputable schools.

A stylish family home beautifully presented with high specifications throughout, extending to 1863 sq ft with accommodation set over three floors, comprising of; a bright, welcoming entrance hallway, with cloakroom/WC and an elegant bay-fronted living room.

There is a stunning open-plan family room, breakfast kitchen with feature quartz waterfall 'island' and dining room. The space is flooded with natural light from the roof lights above and picture windows through to the garden. Solid oak parquet flooring runs throughout the main living spaces to the ground floor. An opening from the kitchen leads through to the utility room.

The first floor reveals a double bedroom boasting bespoke fitted wardrobes with a door opening up to reveal a sleek contemporary en-suite shower room. There is a further double bedroom and a well-proportioned single bedroom. The floor is served by the beautifully appointed family bathroom.

The top floor is taken up by the magnificent principal suite, boasting bespoke fitted wardrobes with a seamless transition between the bedroom and elegant en-suite bathroom.

The property is approached via a driveway with ample parking and EV charging, enclosed via timber fencing and a dwarf brick wall.

To the rear is an attractive landscaped garden with a slate patio area with ample space for tables and chairs, alongside a central area of lawn with waterfall feature and bespoke stone seating area, all fringed by high-level timber fencing. The rear is fully enclosed.

Freehold
Council Tax Band D:
Approx. 1863 Sq Ft

"A Truly Bespoke Family Home In An Exclusive Didsbury Enclave"

