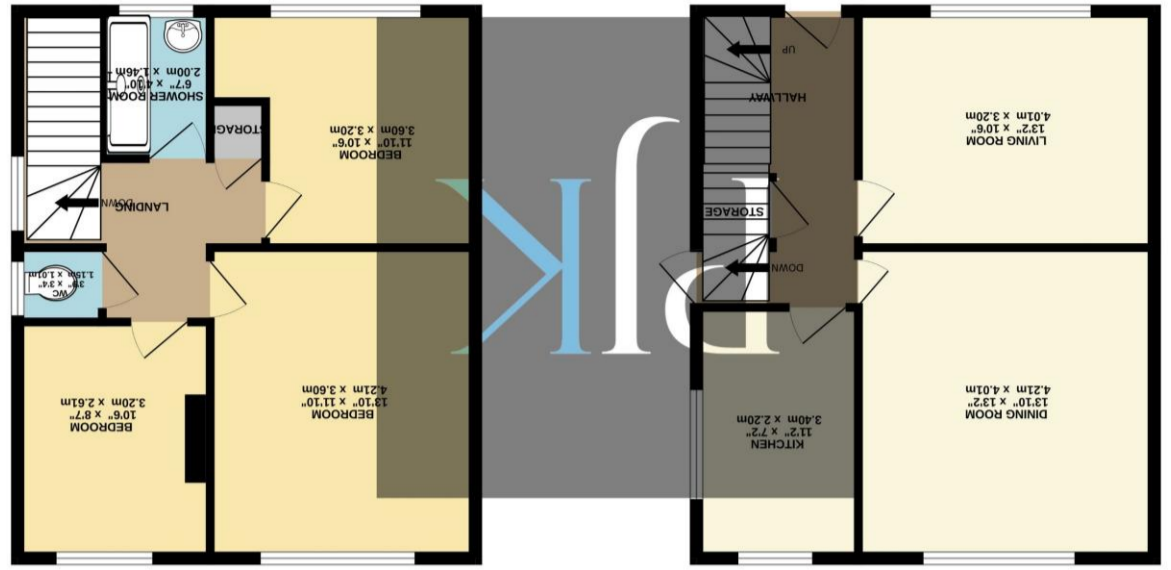


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

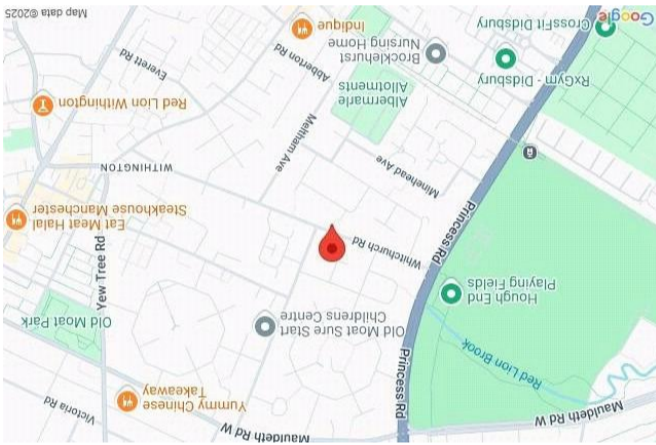
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by way of orientation or reference. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.  
 Made with Metropix 5/2025



GROUND FLOOR (46.0 sq.m.) approx.

1ST FLOOR (45.7 sq.m.) approx.

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
	66
	79




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







## ASKING PRICE £230,000

A WELL-PROPORTIONED Three bedroom semi-detached, occupying a DIRECTLY SOUTH FACING GARDEN plot, located within STRIKING DISTANCE OF BOTH WITHINGTON VILLAGE AND WEST DIDSBURY VILLAGE with wide selection of shops, bars and restaurants, as well as the Metro link station being within easy reach. Offered for sale with NO ONWARD CHAIN. CASH BUYERS ONLY. 1017 Sq Ft.

The accommodation comprises of an entrance hallway with stairs rising to the first floor, and a door leading out to the rear garden. There are two generous reception rooms, both flooded with natural light.

The kitchen is fitted with an ample range of contemporary wall and base units. The first floor reveals three well-proportioned bedrooms, with ample space for standalone furniture.

The property is served by a shower room and separate WC.

The property is approached via a driveway providing parking for two cars. A gate to the side of the property leads through to the rear garden which is mainly laid to lawn and enjoys a directly south facing aspect.

Freehold  
Council Tax Band: A  
Approx. 1017 Sq Ft

*"Well Proportioned Semi Detached"*

