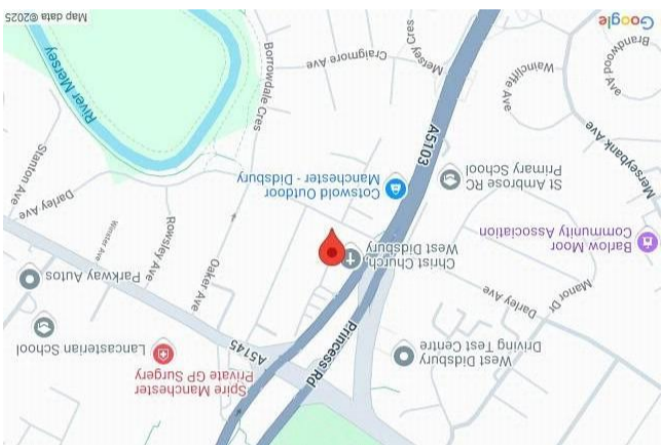


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 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

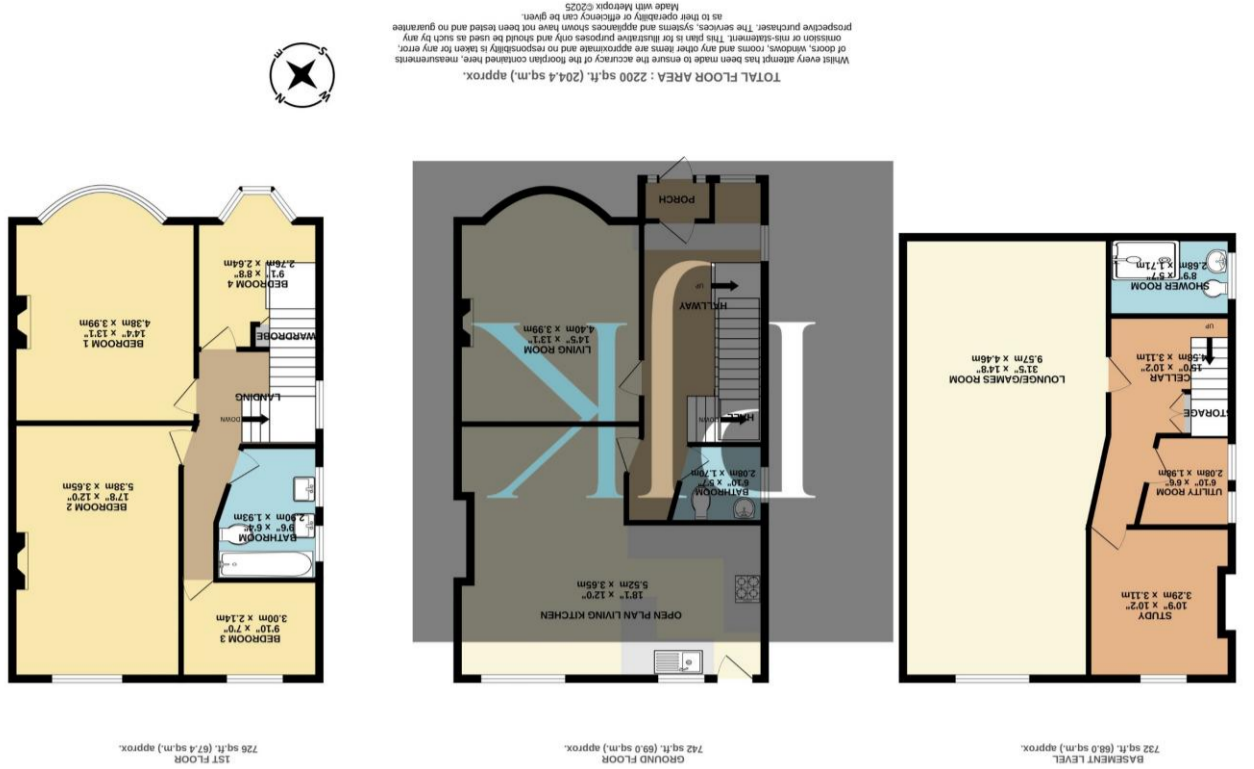


Energy Efficiency Rating	
Potential	Current
	74
	79

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.







## ASKING PRICE £825,000

A WELL-PRESENTED four-bedroom semi-detached home with SPECTACULAR CONVERTED CELLARS and IMPRESSIVE PROPORTIONS THROUGHOUT, located in fashionable West Didsbury, within strolling distance of trendy Burton Road, and walks along the River Mersey, as well as being within the catchment of many reputable schools. Offered for sale with NO ONWARD CHAIN. 2200 Sq Ft

The accommodation comprises of a welcoming entrance hall with WC.

There is a generously sized living room with feature fireplace and a stained glass bay window, which floods the room with natural light.

There is a bright and spacious open-plan family living kitchen, with ample space for both dining and living furniture. Incorporated; is the contemporary kitchen, which is fitted with an ample range of base and wall units complemented by granite tops and breakfast bar. A door from the kitchen opens out to the garden.

Stairs from the hallway lead down to the impressive, fully converted cellars providing a large reception room with separate areas for living/entertaining and a games area. In addition, there is a study, utility room and sleek modern shower room.

The first floor reveals two generous double bedrooms with ample space for freestanding furniture. In addition, there are a two further single bedrooms. The floor is served by the stylish family bathroom.

The property is accessed via a driveway that offers off-road parking, accompanied by a garden area alongside. A gate to the side of the property leads through to the attractive rear gardens, with a paved patio area accessed from the living kitchen, that provides an excellent outside entertaining space in the warmer months. There is also a lawned area which is fringed by mature hedges and high-level fencing.

Freehold  
Council Tax Band: D  
Approx. 2200 Sq Ft

## "Four Bedroom Semi-Detached With Spectacular Cellar Conversion"

