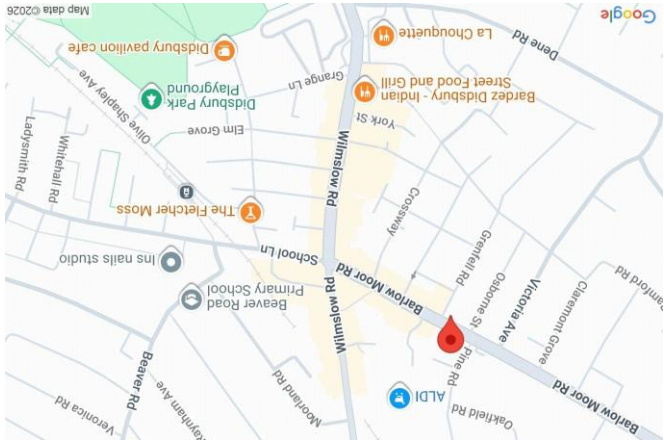


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		65 D	
			75 C



PHILIP JAMES
KENNEDY

51 BARLOW MOOR ROAD
DIDSBURY VILLAGE, M20 6TP



ASKING PRICE £900,000

A WELL PRESENTED and ELEGANTLY PROPORTIONED PERIOD FAMILY HOME, which has been COMPREHENSIVELY REFURBISHED and offers accommodation over FOUR FLOORS. Located in the HEART OF DIDSBURY VILLAGE and close to many reputable Schools, this wonderful property enjoys a GENEROUS SOUTH FACING GARDEN rarely associated with this central position. Approx. 2508 Sq.Ft

The accommodation consists of a welcoming entrance hallway with stairs rising to the first floor. Opening from the hallway is the beautifully proportioned living room with a cast iron fireplace and a large bay window, flooding the room with natural light. The living room flows into the open plan dining room, offering an abundance of space for dining furniture – perfect for every day family living.

To the rear of the property is the kitchen, built with bespoke units and a central island, all complimented with integrated appliances. The kitchen also overlooks and provides access to the southerly facing garden.

Stairs from the hallway also lead down to the cellars where you will find two generously sized rooms, as well as contemporary bathroom and storage room. Please be advised that there are no building regs – sold as seen.

The first floor reveals two double bedrooms, both benefiting from a host of period features and bay windows flooding the rooms with natural light. The principal suite benefits from a magnificent en-suite bathroom providing a freestanding bath, and a walk-in wardrobe. The first floor is served by a newly fitted modern bathroom suite and a separate WC.

To the second floor, there are a further three double bedrooms all offering ample space for either fitted or freestanding furniture. The second floor is served by the stylish three-piece bathroom.

Externally to the front, the property is approached by a gravelled pathway leading to a storm porch with attractive tiling. To the rear is a private, south facing garden, mainly laid to lawn with a patio area ideal for al fresco dining and entertaining.

Freehold
Council Tax Band : E
Approx. 2508 Sq.Ft

*"A Well-Proportioned
Period Family Home
Located In The Heart Of
Didsbury Village"*

