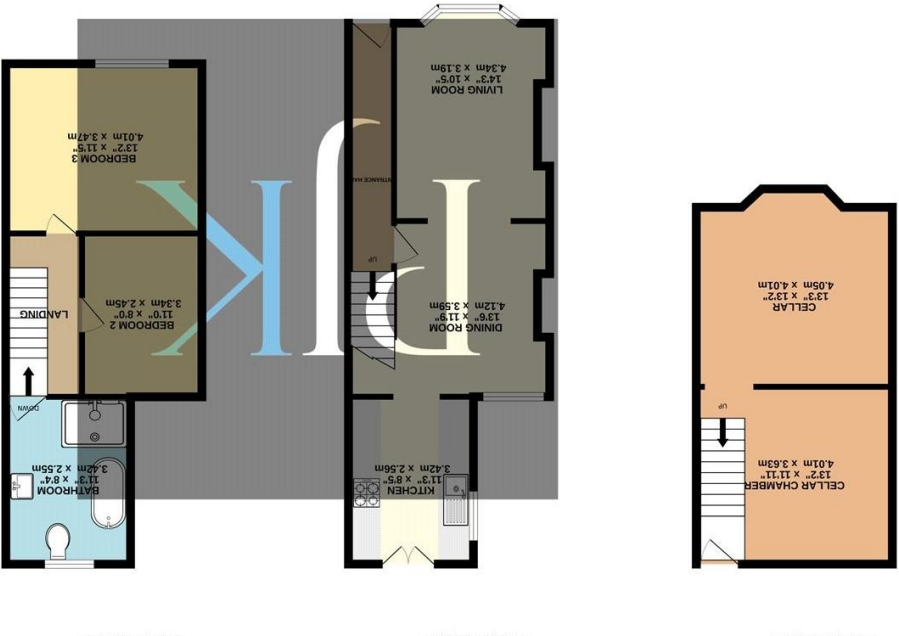
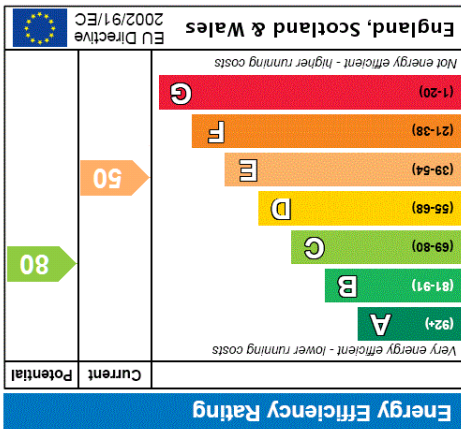


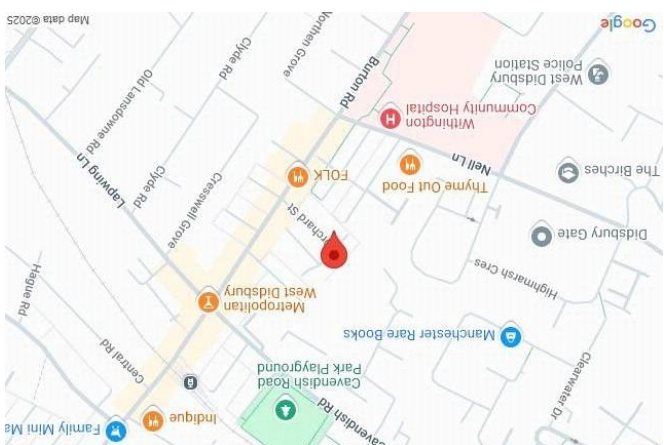
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GROUND FLOOR 430 sq.ft. (40.0 sq.m.) approx.
1ST FLOOR 388 sq.ft. (35.8 sq.m.) approx.
2ND FLOOR 130 sq.ft. (12.0 sq.m.) approx.



Energy Efficiency Rating



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PHILIP JAMES
KENNEDY

25 ORCHARD STREET
WEST DIDSBUY, M20 2LP



ASKING PRICE

£475,000

A STUNNING GARDEN FRONTED VICTORIAN TERRACE with STYLISH PRESENTATION throughout, IDEALLY LOCATED CENTRALLY WITHIN FASHIONABLE WEST DIDSBURY, just a moment from the trendy Burton Road with a selection of independent shops, bars and restaurants as well as being within easy access to the Metrolink. 1269 Sq Ft

The accommodation consists of an entrance hallway opening into the bright and spacious dining room. Stairs from the dining room lead down to the cellar chambers, which provide ideal storage – please be advised that the cellars have not been converted.

The dining room opens into the living room with a butterfly bay window overlooking the deep garden frontage and bathing the room in natural light.

There is seperate kitchen, newly fitted with an ample selection of contemporary units complimented by white granite effect tops. Doors from the kitchen, open out to the South Westerly village garden.

Stairs from the hallway rise to the first floor which reveals two well-proportioned double bedrooms, both having ample space for either fitted or freestanding furniture. Stairs from the landing lead to the second floor revealing a loft room/third bedroom, with access to the eaves storage. PLEASE BE ADVISED THAT THERE ARE NO BUILDING REGULATIONS - SOLD AS SEEN.

The property is served by a newly fitted, elegant vintage styled four-piece bathroom.

The property is approached via a deep garden frontage with pathway leading to the front door. To the rear is the is the attractive village garden, with space for patio furniture, providing an ideal area for outdoor entertaining in the warmer months.

Freehold

Approx. 1269 Sq Ft

Council Tax: C

"An Impressively Proportioned Victorian Terrace"

