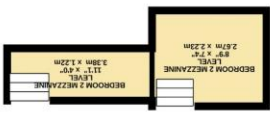


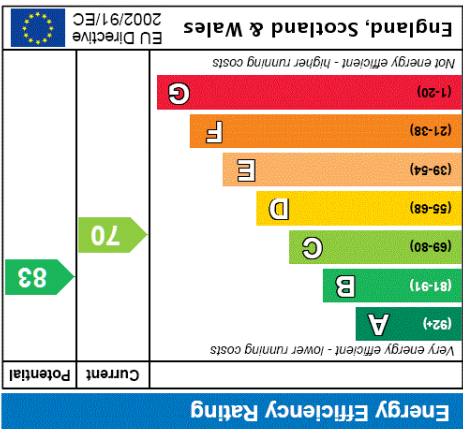
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 is given as to their operability or efficiency can be given.

MEZZANINE LEVEL
108 sq.ft. (10.1 sq.m.) approx.

GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.

654 sq.ft. (60.8 sq.m.) approx.



PHILIP JAMES
KENNEDY

17 GADDUM ROAD
DIDSBURY, M20 6SY



ASKING PRICE £750,000

A TRULY BESPOKE semi-detached FAMILY HOME which has undergone a FULL BACK-TO-BRICK RENOVATION AND RE-MODEL, with METICULOUS DESIGN THROUGHOUT, creating a UNIQUE HOME. Located in the heart of Didsbury, the property is within walking distance to Didsbury village, with an array of independent shops, café bars and restaurants, as well as being in the catchment for many local reputable schools. 1448 Sq.Ft

The immaculate accommodation consists of a porch opening into the inviting hallway. Sliding 'Crittall' style doors open into the elegant bay fronted living room with newly installed log burning stove.

There is a stunning full width open-plan family room, breakfast kitchen and dining room with high specification, feature 'island' and picture windows through to the gardens. Opening from the kitchen is the WC/Utility room. Underfloor heating runs throughout the ground floor.

Stairs rise to the first floor, which reveals the well-proportioned principal bedroom with a luxury en-suite bathroom, two spectacular mezzanine bedrooms both with bespoke fitted wardrobes and flooded in natural light from the full height windows, enjoying views over the garden and a further double bedroom.

The floor is further served by the stylish and well-appointed family bathroom.

The property is approached via a newly laid resin driveway. To the rear is the attractive landscaped garden mainly laid to lawn with a ceramic paved area providing the perfect space for entertaining in the warmer months.

Additionally, the property has undergone a full re-wire, full re-plumber, new roof, full insulation throughout, re-pointing to the front of the house.

Freehold
Council Tax Band: C
Approx. 1448 Sq.Ft

*"A Newly Renovated
Bespoke Family Home"*

