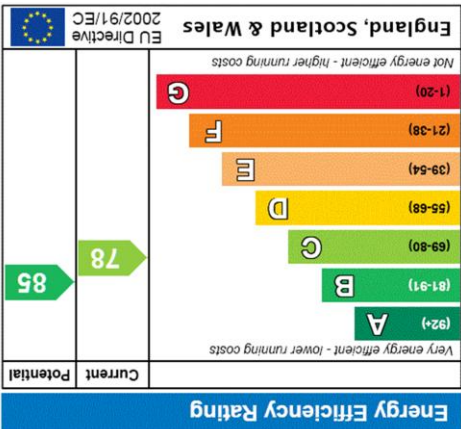
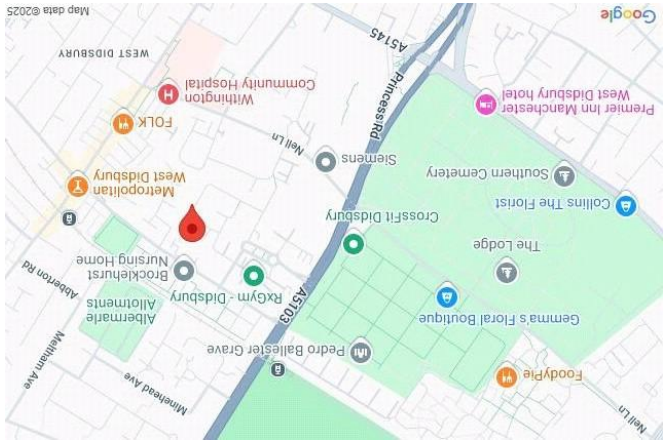
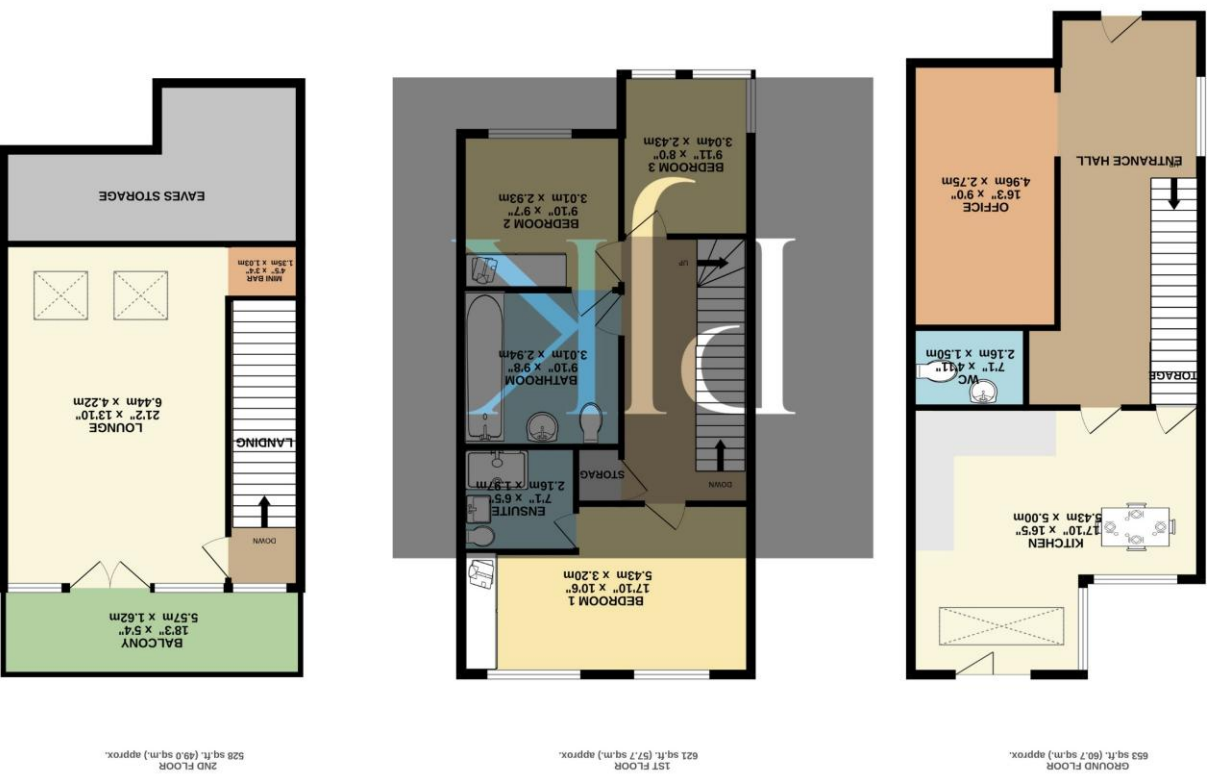


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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 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 as to their operation or efficiency can be given.

Made with Metropia 5/2025

TOTAL FLOOR AREA : 1802 sq.ft. (167.4 sq.m.) approx.



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PHILIP JAMES
KENNEDY

105 GEORGIA AVENUE
WEST DIDSBURY, M20 1LY



ASKING PRICE £550,000

A SUPERB CONTEMPORARY semi-detached family home with STYLISH AND EXTENSIVE ACCOMMODATION arranged over three floors occupying a SOUTH EASTERLY GARDEN PLOT, located on a popular development within strolling distance of fashionable West Didsbury Village, with a wide range of shops, bars and restaurants within easy reach as well as Burton Road Metro link station and reputable schools. 1802 Sq.Ft

The beautifully presented accommodation consists of: a large entrance hallway providing access to under stairs cloaks storage, WC and office.

The hallway opens into the spectacular open plan living kitchen, fitted with a comprehensive range of wall and base level units complemented by integrated appliances and granite effect tops. There is a dining area with ample space for entertaining and an informal living space with patio doors which access the attractive garden.

The first floor reveals three well-proportioned bedrooms including a principal suite which is served by a modern en-suite shower room, in addition to having fitted wardrobes. Furthermore there is a contemporary styled 'Jack and Jill' family bathroom accessible from the second bedroom and landing.

The second floor is taken up by the generously sized, impressive living room measuring in excess of 21 ft, with a feature vaulted ceiling with two roof lights that flood the room with natural light, along with the patio doors which also give access to South Easterly facing balcony which enjoys views over the garden and beyond. In addition there is a mini bar area and access to the generous eaves storage.

The property is approached via a driveway providing off road parking. There is gated access to the South Easterly facing landscaped garden which is fully enclosed and mainly laid to lawn with a paved patio ideal for al fresco dining and entertaining.

Freehold
Council Tax Band: F
Approx. 1802 Sq.Ft

*"A Stylishly Presented
Town House With South
Easterly Facing Garden &
Balcony"*

