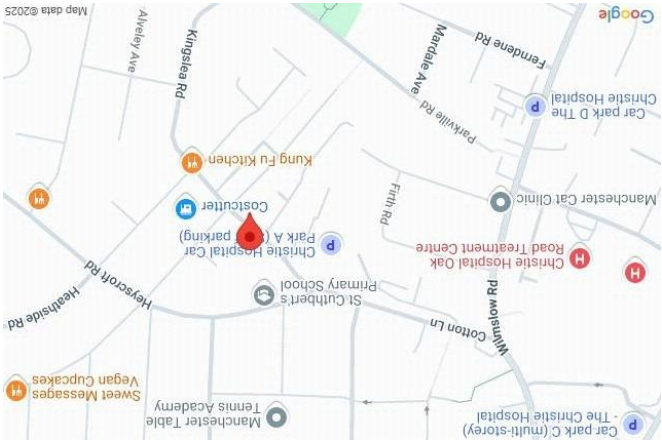


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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.  
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PHILIP JAMES  
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WITHINGTON, M20 4UX





## ASKING PRICE £320,000

A STYLISH VICTORIAN MID TERRACE property with BEAUTIFULLY PRESENTED accommodation throughout, occupying an ATTRACTIVE SOUTH WESTERLY FACING GARDEN plot, located close to both didsbury and Withington villages and within walking distance to Ladybarn and Fog Lane Park. 795 sq ft

The accommodation consists of a bright and spacious living room, opening seamlessly into the dining room, which provides ample space for a table and chairs. A further opening leads from the dining room into the modern kitchen, which is fitted with sleek modern units and integrated appliances. A door from the kitchen opens out onto the garden.

Stairs from the dining room, rise up to the first floor, which reveals two well-proportioned bedrooms. The property is served by a contemporary four piece bathroom.

Externally, the property is approached via a paved pathway, with an area of garden running alongside. To the rear there is a wonderful South Westerly facing garden, with a paved patio creating an ideal space for entertaining, with an expanse of lawn beyond.

Freehold  
Approx. 795 Sq.Ft  
Council Tax Band: B

*"An Impressive Victorian  
Terrace With Generous  
South Westerly Garden"*

