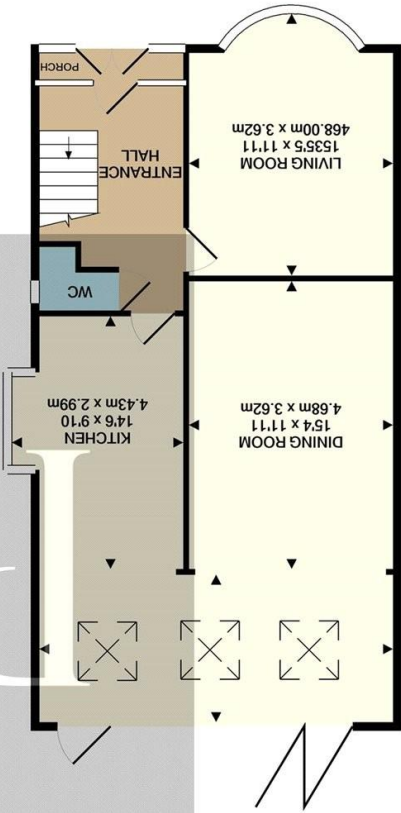


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

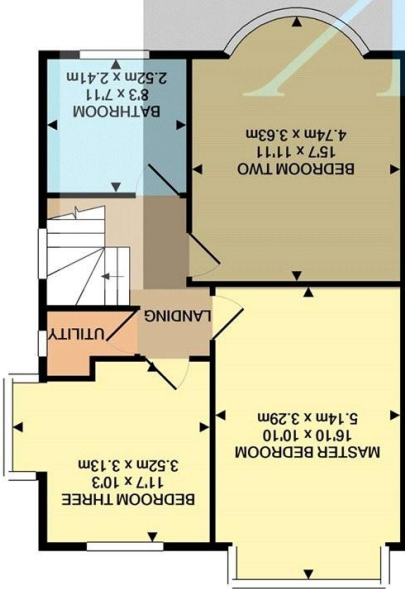
GROUND FLOOR
APPROX. FLOOR
AREA 970 SQ. FT.
(90.1 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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 as to their operability or efficiency can be given.

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1ST FLOOR
APPROX. FLOOR
AREA 605 SQ. FT.
(56.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 1574 SQ. FT. (146.3 SQ.M.)



Energy Efficiency Rating		
England, Scotland & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-25)	F	
(26-34)	E	
(35-44)	D	
(45-54)	C	
(55-67)	B	
(68-81)	A	
(82-100)		
Very energy efficient - lower running costs		
Current	Potential	
67	82	



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PHILIP JAMES
KENNEDY

9 ALBEMARLE AVENUE
WEST DIDSBURY, M20 1HX



ASKING PRICE £720,000

An EXCEPTIONAL, IMPRESSIVELY PROPORTIONED semi-detached home which has been FULLY REFURBISHED and EXTENDED to a HIGH STANDARD with IMPRESSIVELY PROPORTIONED accommodation throughout and a BEAUTIFUL LANDSCAPED GARDEN, situated on a quiet, attractive tree-lined cul-de-sac, located centrally within fashionable West Didsbury village. 1574 sq ft.

The property consists of; an entrance porch with encapsulated stained glass leaded windows and door, opening into the welcoming entrance hallway with stairs to the first floor and access to an under stairs WC

To the front is the generously proportioned living room with a large curved bay window overlooking the garden frontage and feature high cornice ceiling. To the rear is the spectacular open plan, extended family living kitchen which has a full width extension creating a wonderful space flooded with natural light via bi-folding doors leading onto the decked terrace, a square bay window to the side and three Velux windows. The newly fitted kitchen offers ample modern units complemented by white Quartz work-surfaces over and integrated appliances with space for an American style fridge/freezer. There is ample space for a dining table and chairs, suitable for entertaining. Throughout the ground floor there are beautiful stained floorboards.

The first floor reveals three well-proportioned double bedrooms all benefiting from feature bay windows, stained floorboards and having ample space for fitted or freestanding furniture. The property is served by a stylish newly fitted family bathroom which has extensive tiling and provides a bath with shower over, vanity wash basin and W.C. In addition there is utility room with plumbing and space for a washing machine and tumble dryer.

The property is approached via a block paved driveway which provides ample off road parking, as well as an area of lawn and access to the side of the property leading to the rear garden. The garden is laid with an expanse of lawn, hedged borders and a decked terrace which has ample space for garden furniture, ideal for al fresco dining and entertaining. Furthermore there is a detached garage which has vehicular access from Langford Road as well a single door accessed via the rear garden.

Freehold
Approx. 1574 Sq.Ft
Council Tax Band: D

"An Exceptional Semi-Detached Family Home"

