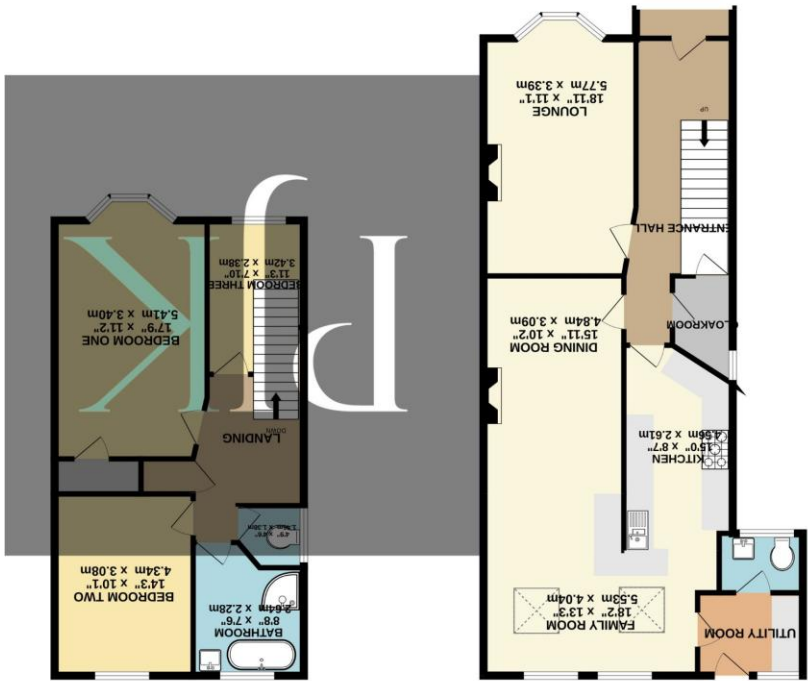
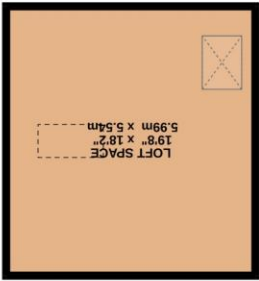


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

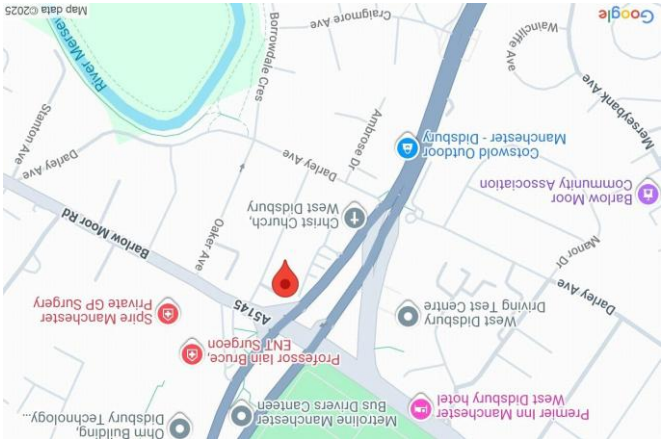
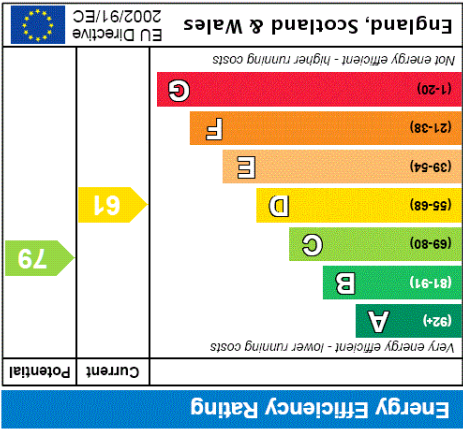
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropia 5/2025



811 sq.ft. (84.7 sq.m.) approx.



357 sq.ft. (33.2 sq.m.) approx.



PHILIP JAMES
KENNEDY

8 ASHWOOD AVENUE
WEST DIDSBURY, M20 2ZB



ASKING PRICE £625,000

An ATTRACTIVE THREE BEDROOM VICTORIAN SEMI-DETACHED home with IMPRESSIVE PROPORTIONS throughout, a HOST OF PERIOD FEATURES and a WONDERFUL EXTENDING LIVING KITCHEN. The property is located in the fashionable West Didsbury just strolling distance to the trendy Burton Road and walks along the River Mersey.

The accommodation reveals; an inviting entrance hallway with cloaks. Opening from the hallway is the bright and spacious living room with decorative fireplace and a large bay window which enjoys views over the garden frontage and bathes the room in natural light.

To the rear is an elegantly proportioned dining room, also featuring a decorative fireplace. The dining room opens into the open plan living kitchen. The kitchen is fitted with an ample selection of contemporary base and wall units with breakfast bar – ideal for day-to-day family living. Two tall windows and two roof lights above, flood the room in natural light. The kitchen leads through to the utility room and WC, with a door leading out to the garden.

Stairs from the cloakroom provide access down to the cellars – please be advised that the cellars have not been converted and there are no building regs.

The first floor reveals two large double bedrooms and a well-proportioned single bedroom, all served by the elegant vintage styled bathroom.

A ladder from the first floor landing, provides access up to the boarded loft which creates an ideal home office.

The property is approached via a block paved driveway, with an area of garden frontage. A gate to the side of the property, provides access to the rear private enclosed garden, which is mainly laid to lawn with a patio area providing the perfect spot for entertaining in the warmer months, all fringed by established trees and plants.

Freehold
Council Tax Band: D
Approx. 1879 Sq.Ft

*"An Attractive Extended
Victorian Semi-Detached
Family Home "*

