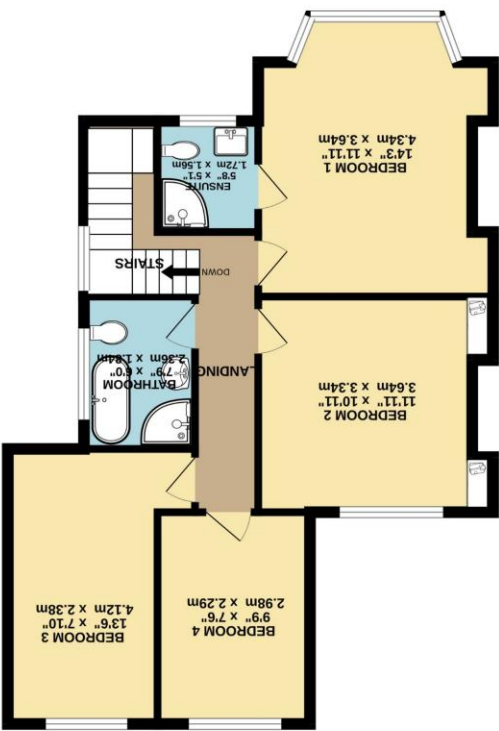
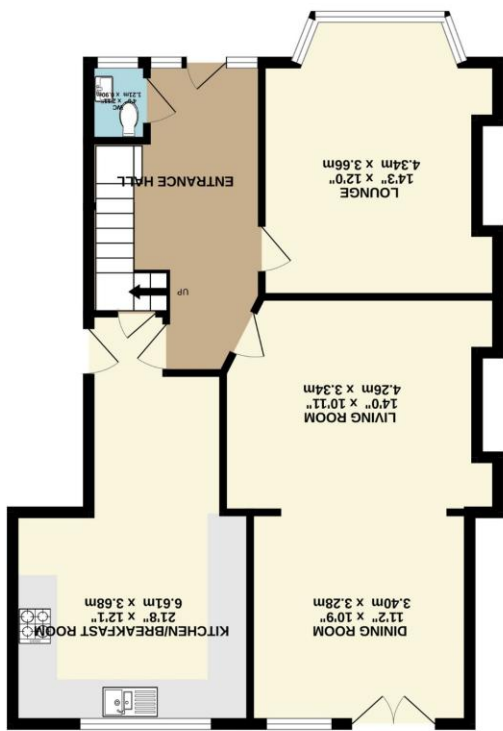


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 operability or efficiency can be given.  
Made with Metropix 5/2025



Energy Efficiency Rating		
England, Scotland & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92+)	A	
Very energy efficient - lower running costs		
Current	Potential	
61	78	



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# ASKING PRICE £640,000

An ATTRACTIVE EXTENDED SEMI-DETACHED FAMILY HOME, with BRIGHT AND SPACIOUS ACCOMMODATION throughout, offered for sale with NO ONWARD CHAIN. 1387 Sq.Ft

The property boasts three reception rooms, extended breakfast kitchen, four bedrooms, two bathrooms and garden room. Positioned on a sought-after road, the property is located just a short stroll from the heart of Didsbury Village, offering an array of independent shops, café bars, restaurants and Metrolink on your doorstep, as well as being close to many reputable schools.

The accommodation consists of a welcoming entrance hall with WC and turning staircase rising to the first floor.

Opening to left of the hallway is the bay-fronted lounge enjoying views over the garden frontage. To the rear, is the elegantly proportioned living room, with bespoke alcove storage. The living room, flow seamlessly through to the dining room, with double doors out to the rear garden. Running alongside is the extended kitchen/Breakfast room, fitted with an ample selection of contemporary base and wall units, with space for appliances. There is an ideal area for a table and chairs – perfect for informal dining. A door off the breakfast area, provides access out to the side of the property.

The first floor reveals two well-proportioned double bedrooms, and two generous single bedrooms. The principal bedroom benefits from an en-suite shower room with electric shower, with the second double bedroom having bespoke fitted wardrobes. The floor is further served by the modern four-piece bathroom with whirlpool bath and combi shower. There is a fully boarded and insulated loft, accessible from the second bedroom.

The property is approached via a block paved driveway with an area of garden frontage. A gate to the side of the property leads through to the rear enclosed garden, with patio area and an area of lawn beyond, all fringed by high-level fencing. There is a garden room with full insulation and electrics – ideal for use as a home office/gym.

Additionally the property benefits from CCTV cameras and wiring, Digital TV distribution unit installed and digital TV/ethernet cabling to kitchen, reception rooms and all bedrooms, security lights to the side and rear, and a maintained burglar alarm.

Freehold  
Approx. 1387 Sq.Ft  
Council Tax Band: D

*"An Attractive, Extended  
Four Bedroom Semi-  
Detached Home Offered  
For Sale With No Onward  
Chain"*

