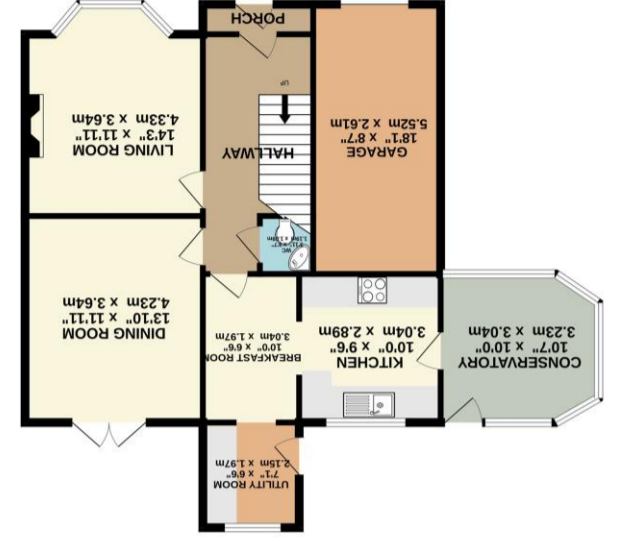


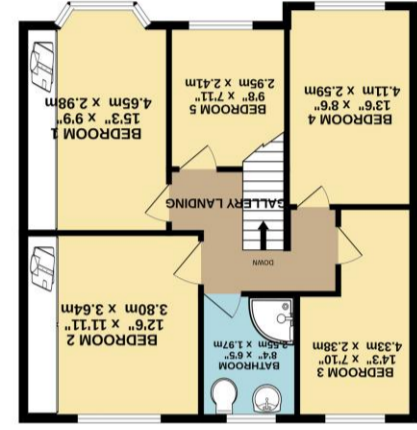


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

What every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficacy can be given.

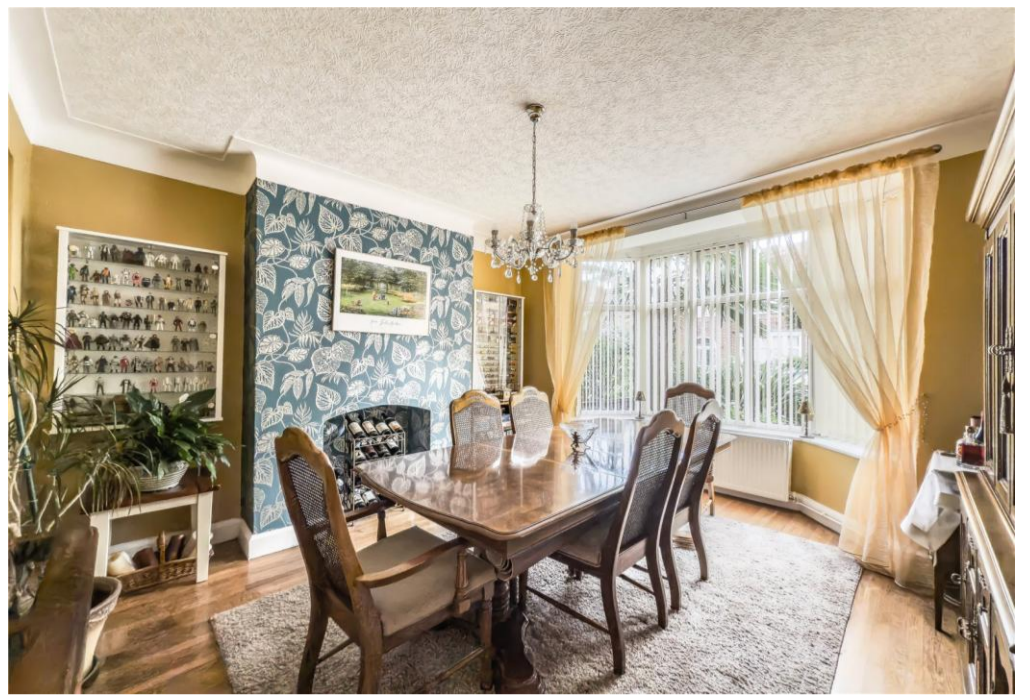


GROUND FLOOR  
 914 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR  
 708 sq.ft. (65.5 sq.m.) approx.





## ASKING PRICE £780,000

A WONDERFUL EXTENDED DETACHED family home, with BEAUTIFULLY PRESENTED and IMPRESSIVELY PROPORTIONED accommodation throughout and a MAGNIFICENT 218 FT DIRECTLY SOUTH FACING CORNER GARDEN PLOT.

The property boasts five bedrooms, two reception rooms, a superb extended kitchen and spa room. Occupying a substantial corner plot at the head of a quiet cul-de-sac, the property is within walking distance to Didsbury Village and many local reputable schools. 1622 Sq Ft

The accommodation consists of an enclosed porch, opening into the welcoming entrance hallway with stairs rising to the first floor and WC.

There are two elegantly proportioned reception rooms both with corniced ceilings and decorative fireplaces. The front reception also features a large bay window bathing the room in natural light and the rear reception room has French doors leading out to the courtyard area. Running alongside the rear reception room is the breakfast room – an ideal spot for informal dining. An opening from the breakfast room, leads through to the modern kitchen, fitted with a selection of sleek modern base and wall units. Continuing through the kitchen is the conservatory, enjoying delightful views over the gardens. Additionally to the ground floor is the utility area, with courtesy door out to the garden.

The first floor reveals three well-proportioned double bedrooms, with two having bespoke fitted wardrobes. There are a further three, generous proportioned single bedrooms, all served by the contemporary shower room.

Additionally, the roof of the property was replaced in August 2025.

The property is approached via a gated block paved driveway providing access to the garage. A gate to the side of the property leads through to the spectacular directly south facing gardens; there is an expanse of lawn fringed by mature plants and trees, a gate takes you through to the separate courtyard area, accessible from the rear reception and utility room. Furthermore there is a garden spa room, with hot tub and shower – the garden is truly wonderful and provides the perfect space for outdoor entertaining.

Freehold  
Approx. 1622 Sq Ft + 140 Sq.Ft Garden Spa Room  
Council Tax Band: D

*"A Wonderful Extended Family Home With A Glorious South Facing Garden With Spa Room"*

