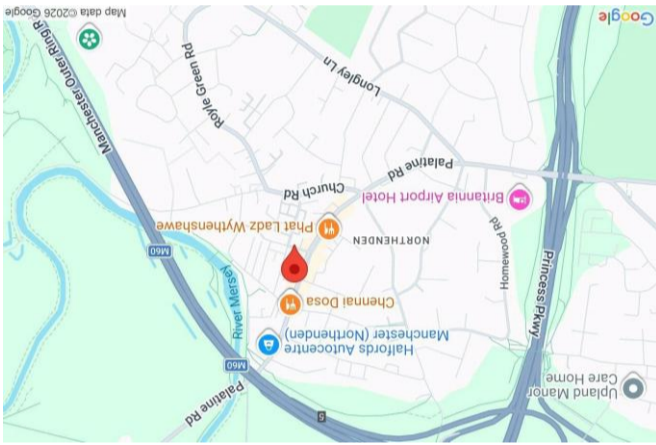


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Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	65 D	
69-80	C		80 C
81-91	B		
92+	A		



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.

TOTAL FLOOR AREA : 1139 sq.ft. (105.8 sq.m.) approx.
 Whilst 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 or mis-statement. This plan is 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





ASKING PRICE £280,000

A WELL-PROPORTIONED TWO DOUBLE BEDROOM MID-VICTORIAN TERRACE, occupying a SOUTH FACING GARDEN plot, CONVENIENTLY LOCATED within WALKING DISTANCE TO NORTHCENDEN VILLAGE, with a wide array of shops, bars and restaurants, as well as fantastic transport links. Offered for sale with NO ONWARD CHAIN. 1139 SQ.FT

The generously proportioned accommodation consists of: an entrance hallway with stairs rising to the first floor. There is a bright and spacious living room to the front of the property with feature fireplace and a large picture window bathing the room in natural light. An opening leads through to the generous dining room which provides ample space for a table and chairs, creating the perfect space for entertaining. To the rear, is the kitchen fitted with a selection of contemporary unit, with space for freestanding appliances. A door provides access out to the courtyard.

Stairs rise from the hallway up to the first floor, which reveals two well- proportioned double bedrooms, both offering an abundance of natural light. The property is served by a contemporary three piece bathroom suite.

Stairs from the landing rise to the converted loft space which would provide an ideal office space – please be advised that there are no building regs in place – sold as seen.

The property is approached via a pathway running alongside the garden frontage. There is a courtyard area to the rear of the property with a gate leading over to a further garden area, which is mainly laid to lawn fringed by mature shrubs and hedges.

Leasehold/990 Years From December 1869
Ground Rent/£25PCM
Approx. 1139 Sq.Ft
Council Tax Band: B

*"A Well Presented Terrace
Home In Northenden
Village"*

