

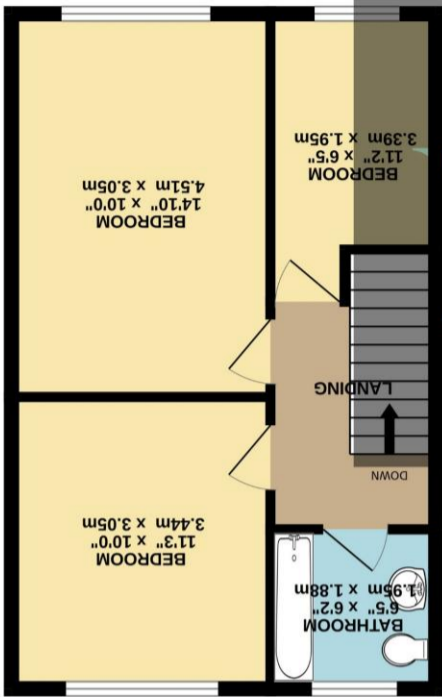
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for 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.

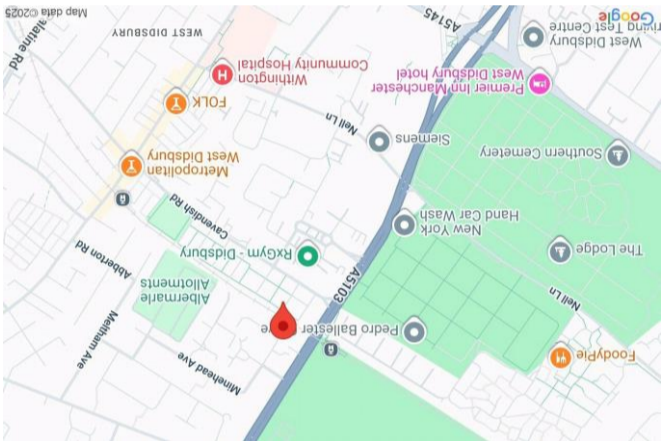
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GROUND FLOOR : 435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR : 428 sq.ft. (39.7 sq.m.) approx.



**PJK**

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PHILIP JAMES  
KENNEDY

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## ASKING PRICE £450,000

A WELL-PROPORTIONED three bedroom period terrace in NEED OF MODERNISATION, positioned on a QUIET CUL-DE-SAC just moments from West Didsbury Village and its array of independent boutiques, café bars and restaurant. Offered for sale with NO ONWARD CHAIN. 863 Sq.Ft

The accommodation comprises of; a storm porch leading into the entrance hallway with stairs rising to the first floor.

To the front is the bright and spacious living room with a bay window overlooking the garden frontage and flooding the room with natural light. There is a second reception room to the rear, with view over the rear garden. Both of the reception rooms feature decorative fireplaces.

Running alongside the rear reception room, is the kitchen and utility area, with door out to the garden.

The first floor reveals, two generous double bedrooms and a further single bedroom.

The property is served by the classic style bathroom.

The property is approached via a pathway to the front porch, with an area of garden frontage. The rear garden is mainly laid to lawn with a patio area perfect for outdoor entertaining in the warmer months.

Freehold  
Approx. 863 Sq.Ft  
Council Tax Band: B

*"A Well-Proportioned  
Three Bedroom Terrace In  
Need Of Modernisation"*

