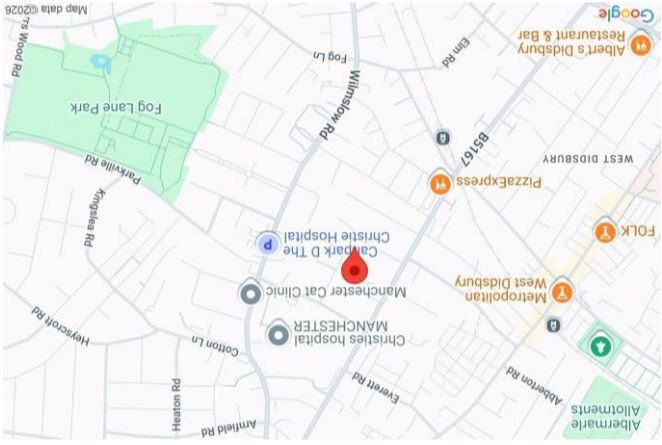


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	
			88 B



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 other items are approximate and no responsibility is taken for any error of dimension or mis-statement. This plan is for illustrative purposes only and should be used as such by way of prospective purchase. 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 5/2026





ASKING PRICE £1,250,000

A SPECTACULAR & TRULY BESPOKE, NEWLY REMODELLED AND EXTENDED DETACHED HOME, METICULOUSLY DESIGNED with LUXURIOUS INTERIORS and HIGH SPEC FINISHES throughout creating a TRULY UNIQUE HOME. 2293 Sq.Ft

The impressive property boasts TWO DISTINCT RECEPTION ROOMS, a BEAUTIFULLY DESIGNED OPEN-PLAN LIVING KITCHEN with FEATURE ISLAND, SIX BEDROOMS and TWO BATHROOMS/LUXURY PRINCIPLE SUITE. Occupying an IMPOSING CORNER GARDEN PLOT located within striking distance of both Didsbury and West Didsbury Villages and within the catchment of many local reputable schools. Offered for sale with No ONWARD CHAIN.

The property is entered through the Pinnar aluminium front door with finger print and remote entry system. There is a welcoming reception hall with remote controlled LED chandelier light, stairs rising to the first floor and WC.

Opening to the right of the hallway is an elegantly proportioned living room with 60" touch screen, RGB led light electric fire place. Running alongside is a second reception room ideal for use as an office. To the rear is the superb open-plan designer living kitchen fitted with German Nobilia kitchen units and central island, all complemented by quartz tops, 90cm wide IQ lift Downdraft Kitchen cooker hood, AEG HDB95623NB_BK Built In Induction & Gas Hob, Bosch MBA533BB3B_BK Built In Electric Double Oven, BOSCH Series 4 SMV4HVX00G Full-size Fully Integrated WiFi-enabled Dishwasher and Aqua tap with Instant hot, filtered, chilled and sparkling tap. The room also offers ample space for a large dining table and chairs and sitting area creating the ideal space for entertaining and day-to-day family living, bathed in natural light from the sliding doors opening out to the garden. Accessed from the kitchen is the utility room with courtesy door out to the garden.

Nuheat underfloor heating runs throughout the ground floor with ceiling speakers throughout the kitchen and living room.

The first floor reveals three double bedrooms with two of the bedrooms having Juliet balconies. There is a further fourth bedroom, ideal for use as a nursery/office. The floor is served by the elegantly appointed bathroom with RAK bathroom taps, shower taps and furniture with mirror TV.

The second floor is occupied by the impressive principal suites, bathed in natural light from the dual aspect windows. There is a beautifully designed en-suite bathroom with double sink and Grohe smart bidet Japanese toilet.

The property is approached via double pillared gates opening onto the sweeping driveway, with an expanse of lawn running alongside. A gate to the side of the property leads through to the landscaped garden, mainly laid to lawn with a large patio area laid with quartz porcelain tiles, providing the perfect space for outdoor entertaining in the warmer months.

Freehold
Approx. 2293 Sq.ft
Council Tax Band: TBC

