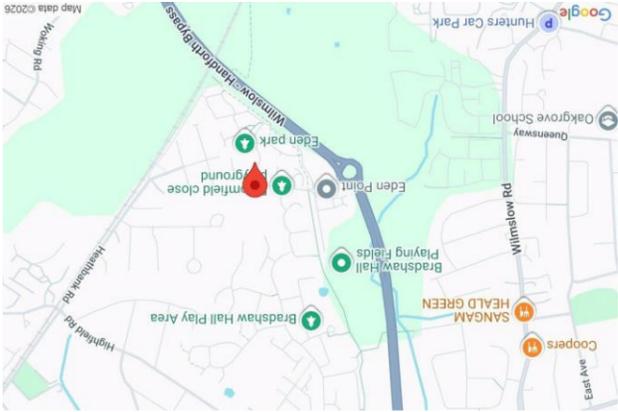
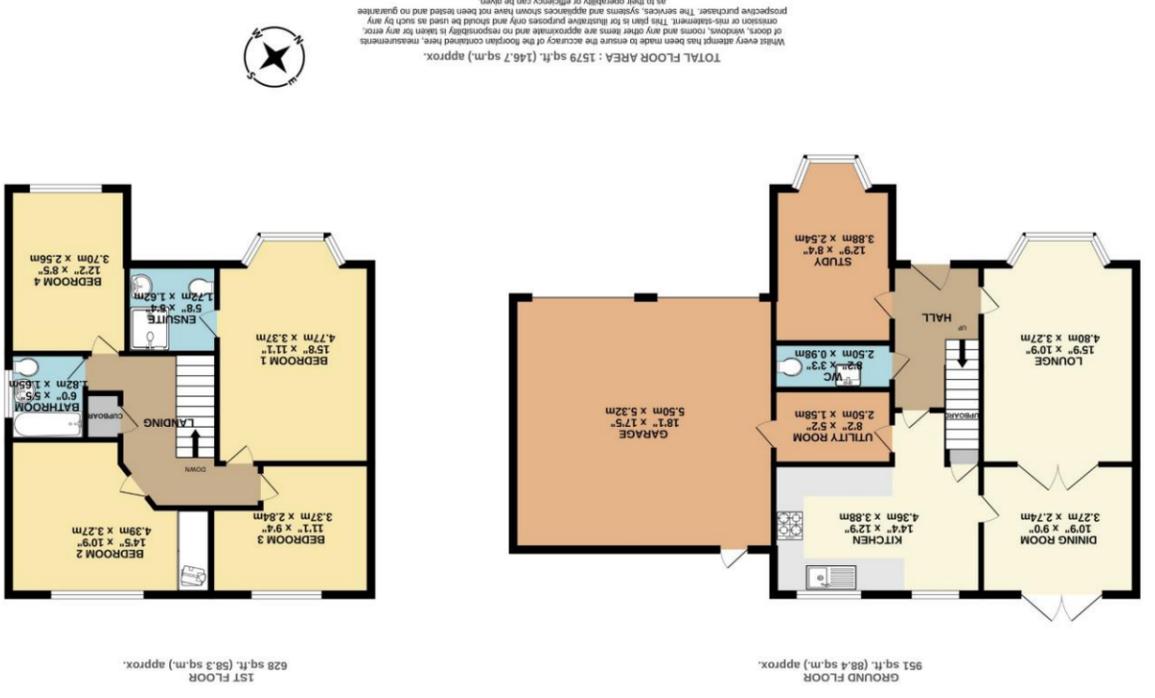


www.philipjames.co.uk
 0161 448 1234 | didsbury@philipjames.co.uk
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B		
92+	A		
		72 C	82 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.



PHILIP JAMES
KENNEDY

15 EDEN PARK ROAD
CHEADLE HULME, SK8 6RG



ASKING PRICE

£565,000

An IMPRESSIVE MODERN DETACHED FAMILY HOME with BRIGHT AND SPACIOUS ACCOMMODATION throughout; with THREE RECEPTION ROOMS, FOUR BEDROOMS, TWO BATHROOMS and a DOUBLE GARAGE. Occupying an IMPOSING SOUTHERLY FACING CORNER GARDEN PLOT, the property is positioned ON THE EXTREMELY POPULAR EDEN PARK Development close to local reputable schools and excellent transport links. 1579 Sq.Ft

The well-presented accommodation consists of an entrance hall with WC and stairs rising to the first floor. Opening to the left of the hallway is the elegantly proportioned living room, with decorative feature fireplace and a large bay window bathing the room in natural light. The living room flows seamlessly through to the dining room, with French doors opening out to the garden. A door from the dining room leads through to the spacious kitchen, fitted with a selection of contemporary units complemented by granite effect tops and integrated appliances. There is ample space for a breakfast table and chairs, creating the ideal spot for informal dining. Accessed from the kitchen is the Utility room. Further to the ground floor is a third reception room/study.

The first floor reveals four well-proportioned bedrooms with the principal bedroom having bespoke fitted wardrobes and a modern en-suite shower room. The property is further served by the family bathroom.

The property is approached via a blocked paved driveway providing access to the double garages, running alongside an area of garden frontage with mature plants and trees offering a level of privacy to the front of the property. A gate to the side of the property opens through to the attractive landscaped South Easterly facing gardens with two circular block paved patios running alongside an area of lawn all fringed by high level fencing mature trees and shrubs.

1575 gross sq ft

Tax Band: G

Leasehold/ 999 Years From January 2004

Ground Rent: £390 per annum

*"An Attractive Modern
Detached Home With No
Onward Chain"*

