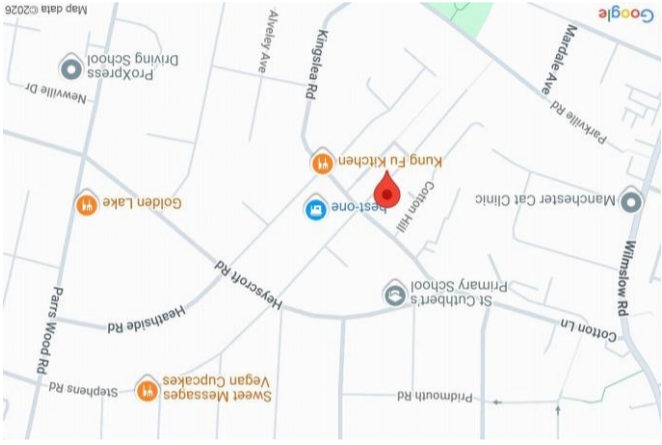
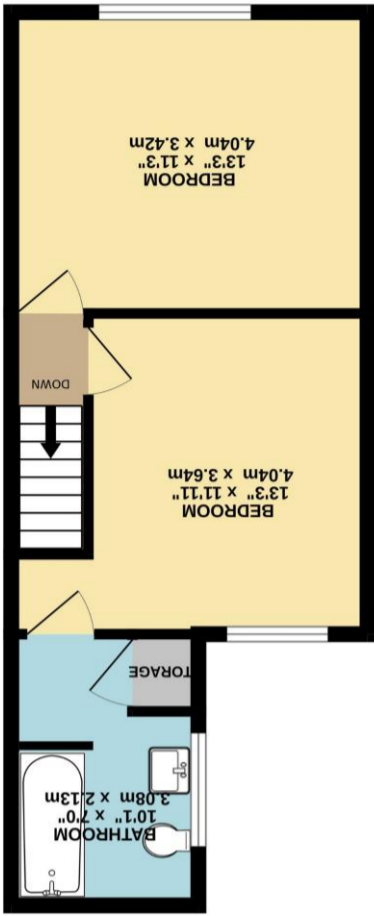


www.philipjames.co.uk  
 0161 448 1234 | didsbury@philipjames.co.uk  
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

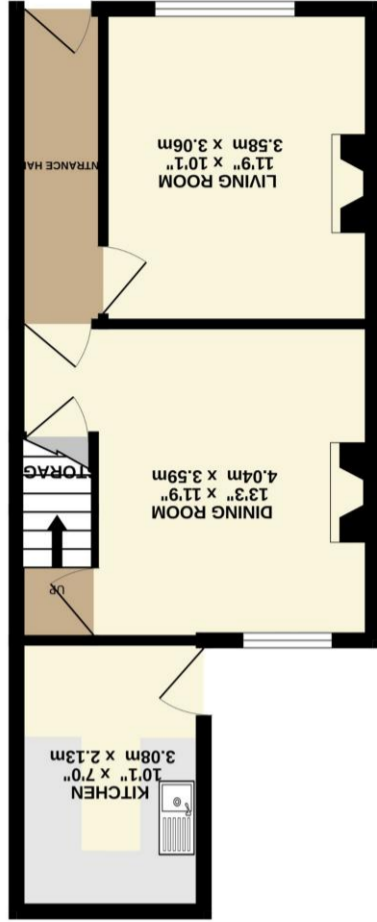



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 rooms, walls 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. Made with floorplan 2026



1ST FLOOR  
 377 sq.ft. (35.0 sq.m.) approx.



GROUND FLOOR  
 373 sq.ft. (34.7 sq.m.) approx.



PHILIP JAMES  
 KENNEDY

25 HENWOOD ROAD  
 WITHINGTON, M20 4XQ



## ASKING PRICE £300,000

A WELL-PROPORTIONED period terrace, IN NEED OF FULL RENOVATION AND MODERNISATION, with FANTASTIC POTENTIAL to create a wonderful home. Occupying a South Easterly Facing garden, the property is positioned on a SOUGHT AFTER CUL-DE-SAC within striking distance of both Withington and West Didsbury Villages, with their array of café bars, restaurants and shops. Offered for sale with NO ONWARD CHAIN. 750 Sq.Ft

The accommodation consists of an entrance hall. Opening to the left of the entrance hall is a well-proportioned living room.

To the rear is the dining room with stairs rising to the first floor. To the rear is the kitchen, fitted with a selection of units with space for appliances. A door opens out to the garden.

The first floor reveals two well-proportioned double bedrooms, each having ample space for fitted or freestanding furniture.

The property is served by the family bathroom, accessed from the rear bedroom.

The property is approached via an area of garden frontage. To the rear, is an enclosed South Easterly Facing garden and outhouse.

Freehold  
Council Tax Band: B  
Approx. 750 Sq.Ft

*"A Well Proportioned  
Period Mid Terrace In  
Need Of Updating"*

