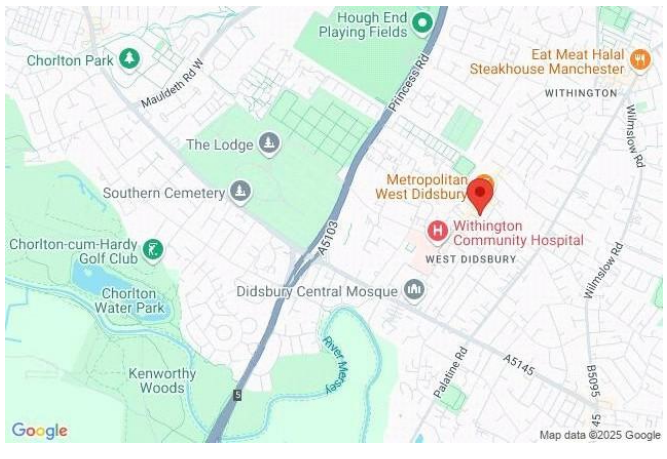
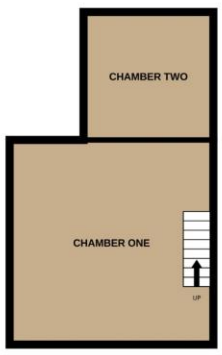
PHILIP JAMES
KENNEDY

13 BEAUFORT AVENUE

WEST DIDSBURY, M20 1LL



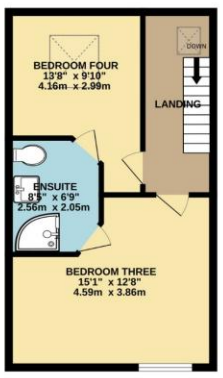
BASEMENT LEVEL
309 sq.ft. (28.7 sq.m.) approx.

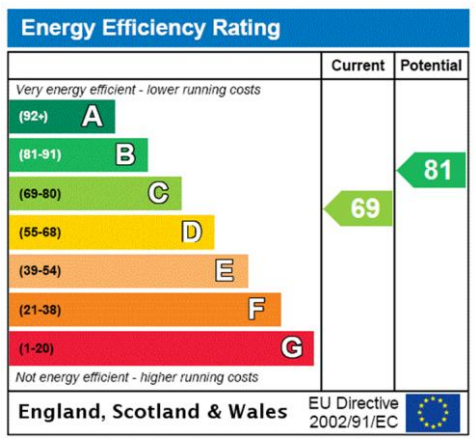


GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.

2ND FLOOR
385 sq.ft. (35.7 sq.m.) approx.





TOTAL FLOOR AREA : 1690 sq.ft. (157.0 sq.m.) approx.

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 error, 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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PJK

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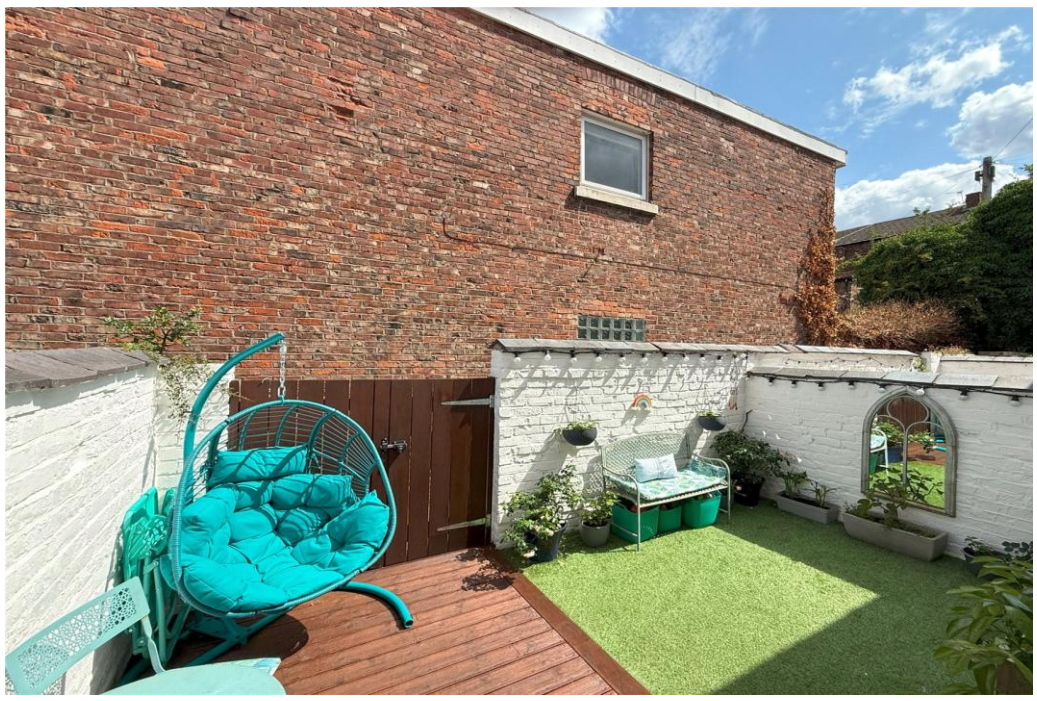

ASKING PRICE £640,000

A WONDERFUL VICTORIAN MANSION TERRACE with BEAUTIFUL PRESENTATION and WELL-PRESENTED accommodation throughout, positioned on a QUIET CUL-DE-SAC centrally located within WEST DIDSBURY VILLAGE, the property is just a moment's stroll onto the ever popular Burton Road. 1690 sq.ft

The property has been recently decorated to a high standard throughout and new plantation shutters have been fitted to the front of the property.

The accommodation set over three floors, comprising; an entrance hall, which opens into the bright and spacious dining room which has double doors leading to the garden. The dining room opens into the living room with high corniced ceiling and a large bay window to the front of the property, bathing the room in natural light.

To the rear is a bespoke fitted kitchen with space for freestanding appliances and a door leading out to the garden.

Stairs from the dining room lead down to the unconverted cellars.

The first floor reveals two double bedrooms, both having bespoke fitted wardrobes and served by the modern family bathroom.

To the second floor, there are two further bedrooms sharing a Jack & Jill bathroom.

The property is approached by block paved driveway. To the rear is the enclosed village garden, with an area of AstroTurf and a decked terrace, providing an ideal spot for outdoor entertaining.

Freehold
Approx. 1690 Sq.Ft
Council Tax Band: C

"Wonderful Victorian Mansion In Heart Of West Didsbury"