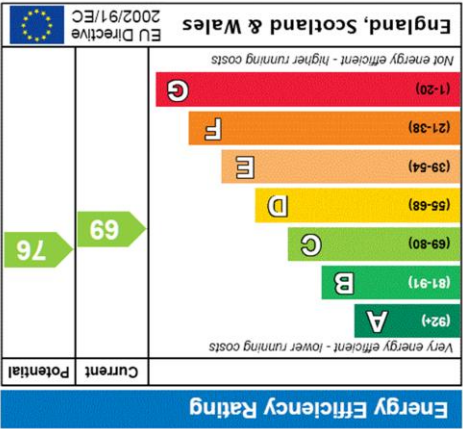
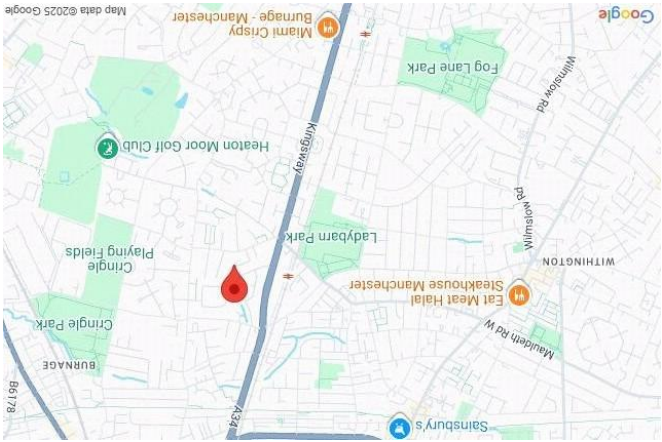
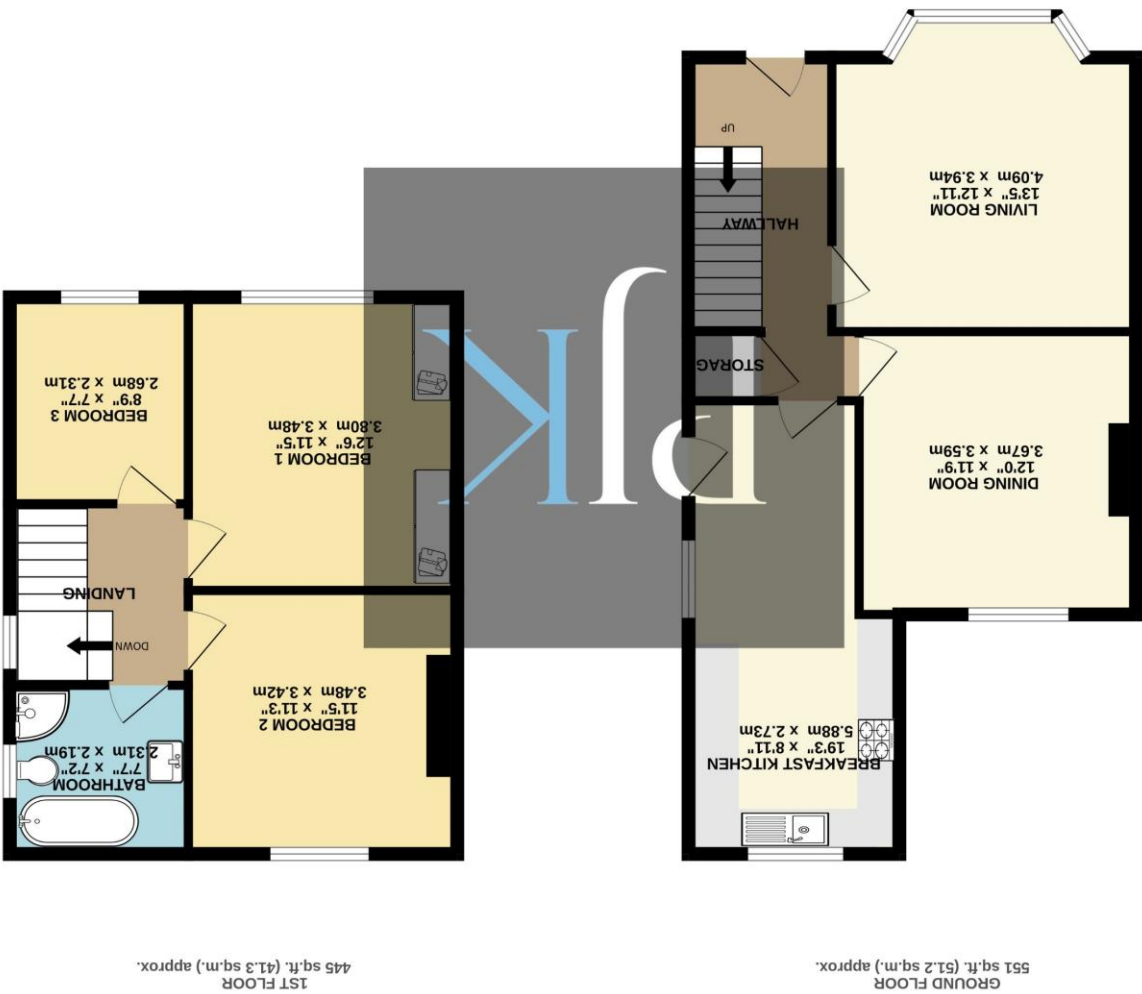


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

TOTAL FLOOR AREA : 995 sq.ft. (92.5 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 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 £385,000

A WONDERFUL three bedroom EXTENDED SEMI-DETACHED family home with WELL-PRESENTED accommodation throughout, occupying A SOUTH EASTERLY facing garden plot, positioned on a QUIET CUL-DE-SAC with easy access to major transport links around Manchester, a wide range of local amenities, and a selection of local reputable schools. 995 Sq.Ft

The property consists of an entrance hallway with stairs rising to the first floor. There are two bright and spacious reception rooms with the rear reception having a feature display fireplace and sliding patio doors enjoying views out over the South Easterly facing garden. Running alongside the rear reception is the extended dining kitchen, fitted with a selection of contemporary base and wall units with ample space for furniture, creating the ideal spot for informal dining. A door opens leads out to the garden.

The first floor reveals two double bedrooms and a single, with the principal bedroom benefitting from bespoke fitted wardrobes.

The property is served by the stylish four piece family bathroom.

The property is approached via a driveway with an area of garden frontage running alongside. Double gates to the side of the property provide access through to the generous south easterly facing garden, which is mainly laid to lawn. A patio area, accessed from the rear reception, provides the perfect space for entertaining in the warmer months.

Freehold
Council Tax Band: C
Approx. 995 Sq.Ft

*"A Wonderful Extended
Semi-Detached Family
Home On Quiet Cul-De-
Sac"*

