

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.

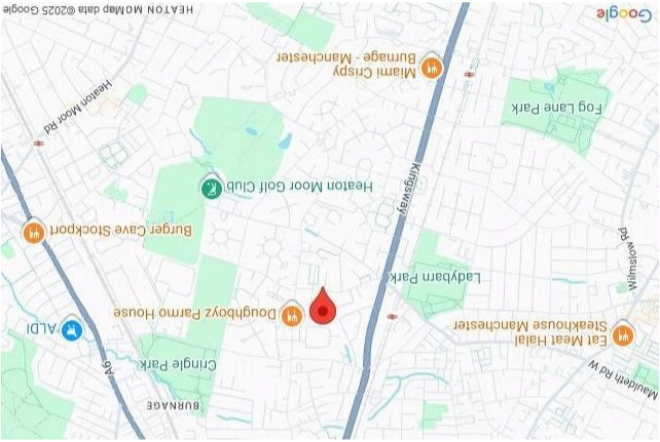
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR (56.9 sq.m.) approx.

1ST FLOOR (47.6 sq.m.) approx.

Energy Efficiency Rating		
Potential	Current	EU Directive 2002/91/EC
80	64	Very energy efficient - lower running costs
		A (92+)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
Not energy efficient - higher running costs		
England, Scotland & Wales		



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ASKING PRICE £450,000

An ATTRACTIVE three bedroom EXTENDED SEMI-DETACHED family home with SPECTACULAR OPEN-PLAN LIVING KITCHEN and STUNNING PRESENTATION throughout, occupying a GENEROUS SOUTH FACING GARDEN PLOT perfectly placed with easy access to major transport links around Manchester, a wide range of local amenities, and a selection of local reputable schools. Offered for sale with NO ONWARD CHAIN. 1125 Sq Ft.

To the rear of the ground floor is a magnificent open plan, extended living kitchen which is flooded with natural light via the sky light above and bi-folding doors, opening to the landscaped garden. This area provides a perfect space for day-to-day family living and entertaining. The kitchen is fitted with a comprehensive range of stylish contemporary units and central island complemented by marble effect tops with space for freestanding appliances and white goods.

The first floor reveals three double bedrooms all with ample space for freestanding furniture. The property is served by the sleek modern four piece bathroom.

The property is approached via a block paved driveway with low level brick boundary wall and an area of garden frontage. A gate provides access through to the private south facing wrap-around landscaped garden, laid to lawn with two block paved patio areas, ideal for entertaining in the warmer months, all fringed by high-level fencing. Furthermore is an outbuilding with plumbing, electrics and pet shower area.

1125 gross sq ft
Tax Band: C
Freehold

*"A Wonderful Family
Home Occupying A
Generous South Facing
Garden Plot"*

