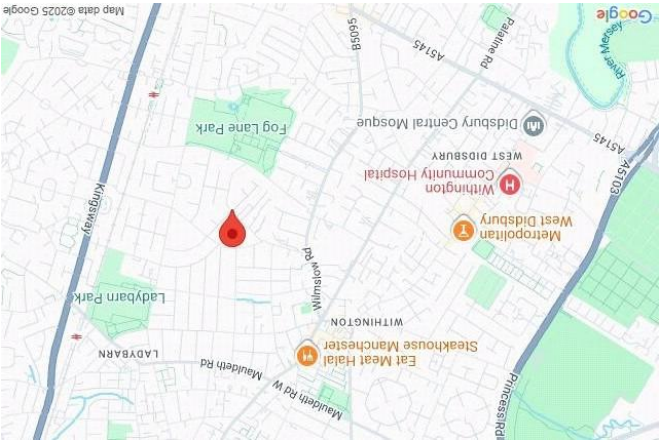


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.
Made with Metropia 5.2025



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



679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

0161 448 1234 | didsbury@philipjames.co.uk

www.philipjames.co.uk



PHILIP JAMES
KENNEDY

2 KINGSLEA ROAD
WITHINGTON, M20 4UA



ASKING PRICE £710,000

A TRULY UNIQUE and IMPOSING four bedroom INDUSTRIAL STYLE RESIDENCE, with STRIKING INTERIORS and WELL-PROPORTIONED ACCOMMODATION throughout. Occupying a GENEROUS SOUTH WESTERLY FACING CORNER PLOT, the property is located within striking distance of both West Didsbury and Didsbury villages offering an array of independent shops, bars and restaurants as well as being close to the Metrolink. 2767 Sq.Ft

The accommodation consists of a reception hallway with storage and stairs rising to the first floor landing.

Opening from the reception hall is the bright and spacious living room, bathed in natural light from two tall windows. Double doors open from the living room through to the spectacular dining-kitchen, with ample space for dining furniture creating the perfect space for entertaining. An abundance of natural light floods into the room from the triple aspect windows and the mezzanine level above. A door from the kitchen leads out to the garden. Further to the ground floor is a well-proportioned bedroom, currently being used as a home office.

Stairs rise from the kitchen up to the mezzanine lounge area, overlooking the kitchen. Accessed from the lounge is the four piece family bathroom. A door from the lounge leads through to the landing which provides access to three further bedrooms, including the principal bedroom which benefits from a dressing area and modern en-suite shower room. The landing can also be accessed via stairs rising from the reception hall.

The property is approached via a gravel driveway running along the front and down the side of the property. To vehicular gate to the side of the property, provides access through to the South Westerly garden, which is completely private and not overlooked. The garden is laid to white chip stones with a large container unit, ideal for outdoor storage.

Leasehold/999 Years From December 1928
Ground Rent / £20 PA
Council Tax Band: D
Approx. 2767 Sq.FT

"A Truly Unique Industrial Style Residence"

