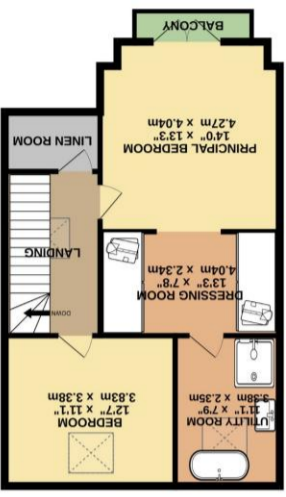


www.philipjames.co.uk  
 0161 448 1234 | didsbury@philipjames.co.uk  
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

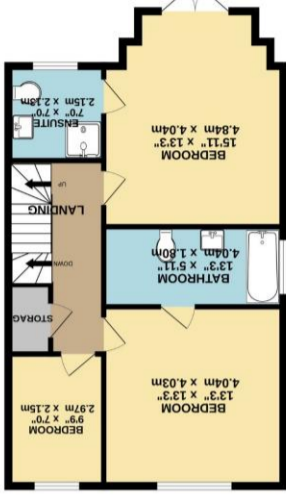
Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B	86 B	
92+	A		91 B

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 : 2282 sq.ft. (212.0 sq.m.) approx.  
 What 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 operation or efficiency can be given.  
 Made with Metropix 5/2026



2ND FLOOR  
 640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR  
 734 sq.ft. (68.2 sq.m.) approx.



GROUND FLOOR  
 908 sq.ft. (84.4 sq.m.) approx.



PHILIP JAMES  
 KENNEDY

142 THE HOLLIES, PALATINE ROAD  
 WEST DIDSBURY, M20 2QH



## ASKING PRICE £1,050,000

A BESPOKE MODERN SEMI-DETACHED HOME inspired by the ARCHITECTURE OF VICTORIAN WEST DIDSBURY, with IMPRESSIVE PROPORTIONS, CONTEMPORARY DESIGN and HIGH SPEC FINISHES throughout.

The stunning property features; a SPECTACULAR OPEN-PLAN LIVING KITCHEN, FIVE DOUBLE BEDROOMS and THREE BATHROOMS/LUXURY PRINCIPAL SUITE, set within THE EXCLUSIVE COURTYARD DEVELOPMENT 'THE HOLLIES', conveniently located within striking distance of both Didsbury and West Didsbury Villages and many highly regarded schools.

Arranged over three floors the property offers perfectly balanced accommodation consisting of an inviting entrance hallway with stairs rising to the first floor.

Opening to the right of the hallway is the elegantly proportioned 20ft long living room, with floor to ceiling windows bathing the room in natural light. To the rear is the spectacular open plan designer living kitchen fitted with sleek contemporary units and breakfast bar all complemented by Corian tops and integrated appliances. The room is generously proportioned which creates a perfect space for entertaining and day-to-day family living. Roof lights above and full width folding doors, bathe the room in natural light. Further to the ground floor is a utility room and a WC.

The first floor reveals three well-proportioned double bedrooms, with the front bedroom having French doors opening out to the Southerly Easterly facing Juliet balcony and a modern en-suite shower room. The floor is further served by the stylish family bathroom.

The top floor is occupied by the luxury principal suite which boasts a walk through dressing room and elegantly appointed en-suite bathroom. French doors open out to the glass detailed balcony area, which enjoys elevated views. There is a fifth double bedroom and linen room.

The development is approached via a shared driveway accessed off Palatine Road, with attractive shared landscaped gardens. A block paved driveway leads to the residence, with off road parking for two vehicles. A gate to the side of the property provides access through to the enclosed westerly facing landscaped gardens, mainly laid to lawn with a terrace providing the perfect spot for entertaining in the warmer months.

Freehold  
Approx. 2382 Sq.ft  
Council Tax Band F

## "A Luxury Modern Semi- Detached Home"

