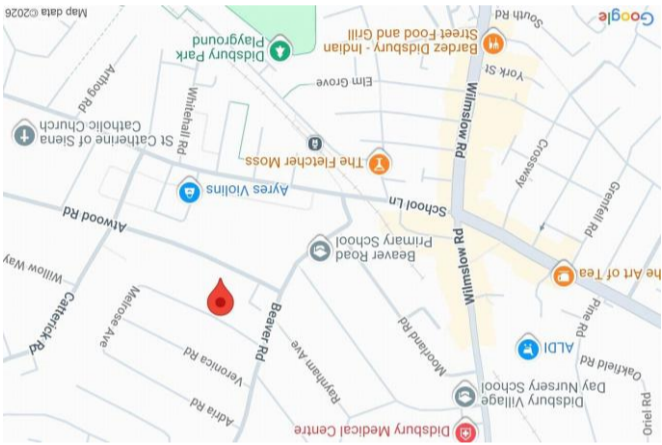


www.philipjames.co.uk | didsbury@philipjames.co.uk
 0161 448 1234 | 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

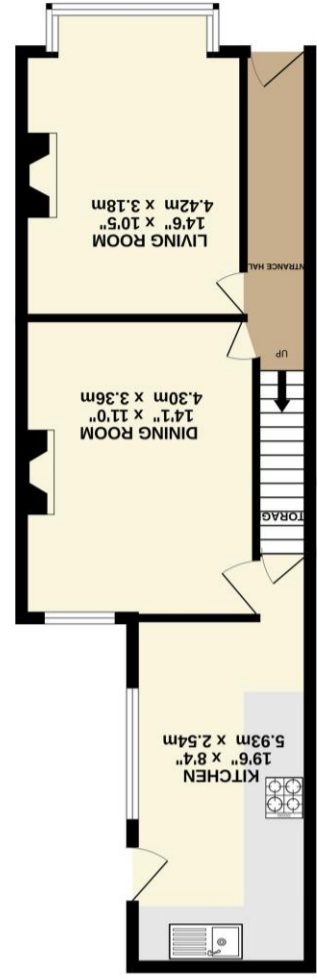
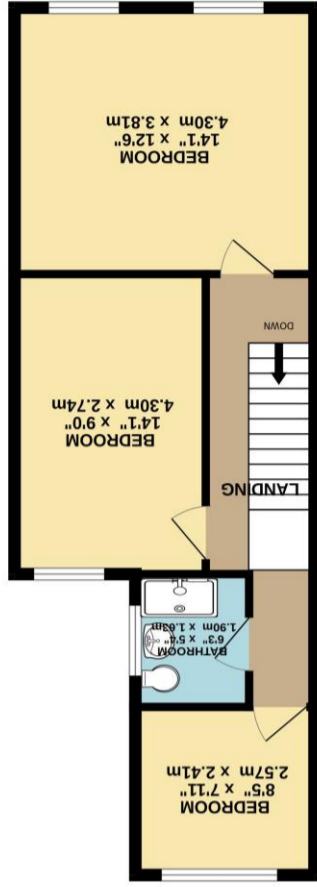
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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 : 997 sq.ft. (92.6 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 misstatement. 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 is made as to their operation or efficiency. Call the agent.



PHILIP JAMES
KENNEDY

31 ATWOOD ROAD
DIDSBURY VILLAGE, M20 6TA



ASKING PRICE

£425,000

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

A WELL-PROPORTIONED three PERIOD TERRACE with PRIVATE VILLAGE PARKING. IN NEED OF FULL RENOVATION AND MODERNISATION, the property offers FANTASTIC POTENTIAL to CREATE A WONDERFUL HOME, positioned on A HIGHLY SOUGHT AFTER TREE-LINED ROAD, located in the HEART OF DIDSBURY, just a STONE'S THROW OF DIDSBURY VILLAGE offering an array of independent boutiques, café bars and restaurants, as well as being with the catchment for many reputable schools.

The accommodation consists of an entrance hallway with access through to the living room, which has a high cornice ceiling and bay window. There is a separate dining room with ample space for a table and chairs, providing an ideal space for entertaining. To the rear of the property is the breakfast-kitchen, with a door leading out to the garden.

The first floor reveals three well-proportioned double bedrooms, each having ample space for freestanding/fitted furniture.

The property is served by the shower room.

The property is approached via a driveway, with an area of garden frontage alongside. To the rear is the enclosed hard landscaped village garden and two outhouses.

Freehold
Approx. 997 Sq.Ft
Council Tax Band: D

"Three Bedroom Victorian Terrace With Heaps Of Potential"

