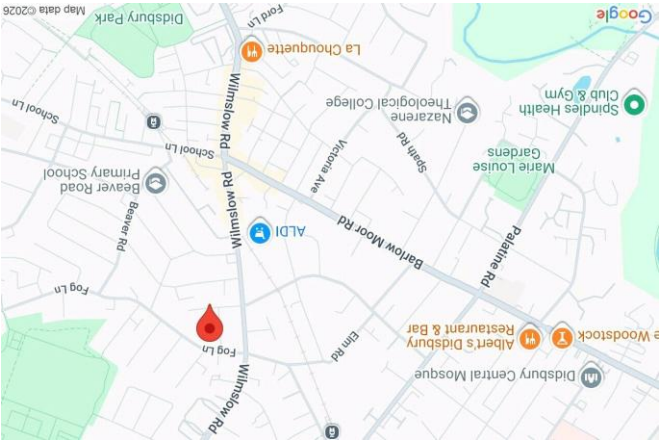
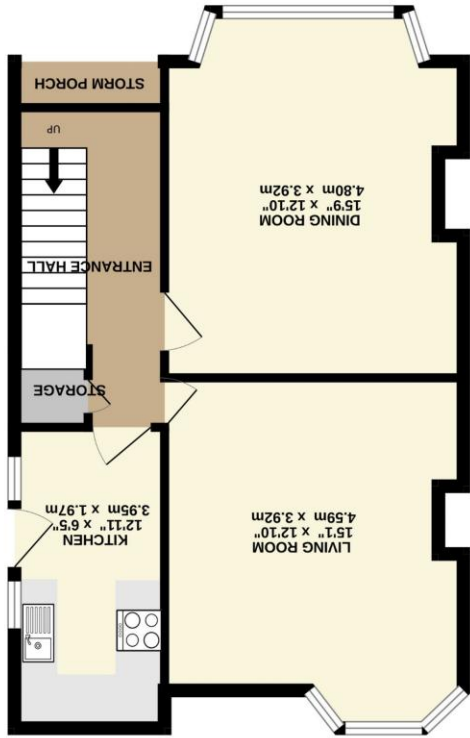
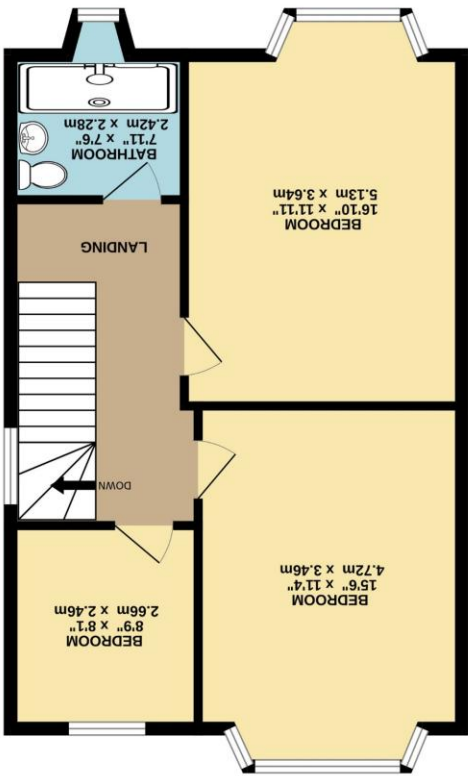


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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PHILIP JAMES
KENNEDY

8 ANERLEY ROAD
DIDSBURY, M20 2DJ



ASKING PRICE £525,000

A WONDERFUL BAY-FRONTED SEMI-DETACHED FAMILY HOME, Occupying an ATTRACTIVE SOUTH WESTERLY facing garden plot and offering EXCELLENT POTENTIAL for FURTHER ENHANCEMENT. Positioned on a SOUGHT-AFTER road, ideally located just a short stroll to Didsbury Village offering an array of independent boutiques, café bars and restaurants, and the Metrolink, as well as being close to many high regarded schools. Offered for sale with NO ONWARD CHAIN. Approx. 1,143 Sq.Ft

The accommodation consists of a welcoming hallway with stairs rising to the first floor. Opening to the left of the hallway is the generous bay-fronted dining room, showcasing a beautiful stained-glass feature, high ceilings and pleasant views over the front garden - creating an elegant space for both everyday dining and entertaining.

To the rear is the elegantly proportioned living room, with views overlooking the South Westerly facing garden and an abundance of space for furniture – perfect space for everyday family living.

The hallway continues through to the fitted kitchen, complete with a range of base and wall units and providing direct access to the attractive rear garden.

The first floor reveals two well-proportioned bay fronted double bedrooms, both with ample space for freestanding or fitted wardrobes. There is a further generous single bedroom, which could also be used as an office or nursery.

The property is served by the three-piece family bathroom.

The property is approached via a driveway with an area of garden frontage set back from the road with a private and secluded setting. A gate to the side of the property opens through to the delightful South Westerly facing garden. The garden is not overlooked, and fringed by mature trees and established flower beds. There is also a detached garage, providing excellent storage.

This wonderful home offers an exciting opportunity to create a family home with outstanding potential.

Freehold
Council Tax Band: D
Approx. 1,143 Sq.Ft

*"A Wonderful Traditional
Semi-Detached Family
Home In The Heart of
Didsbury Village"*

