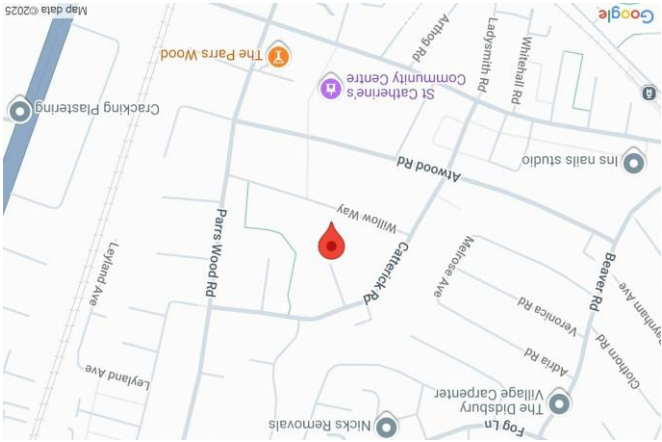
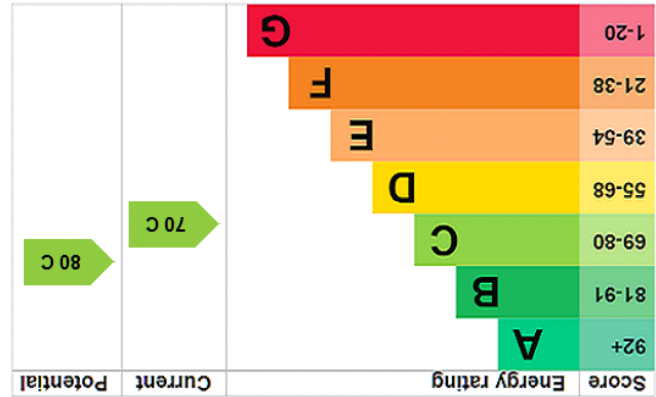
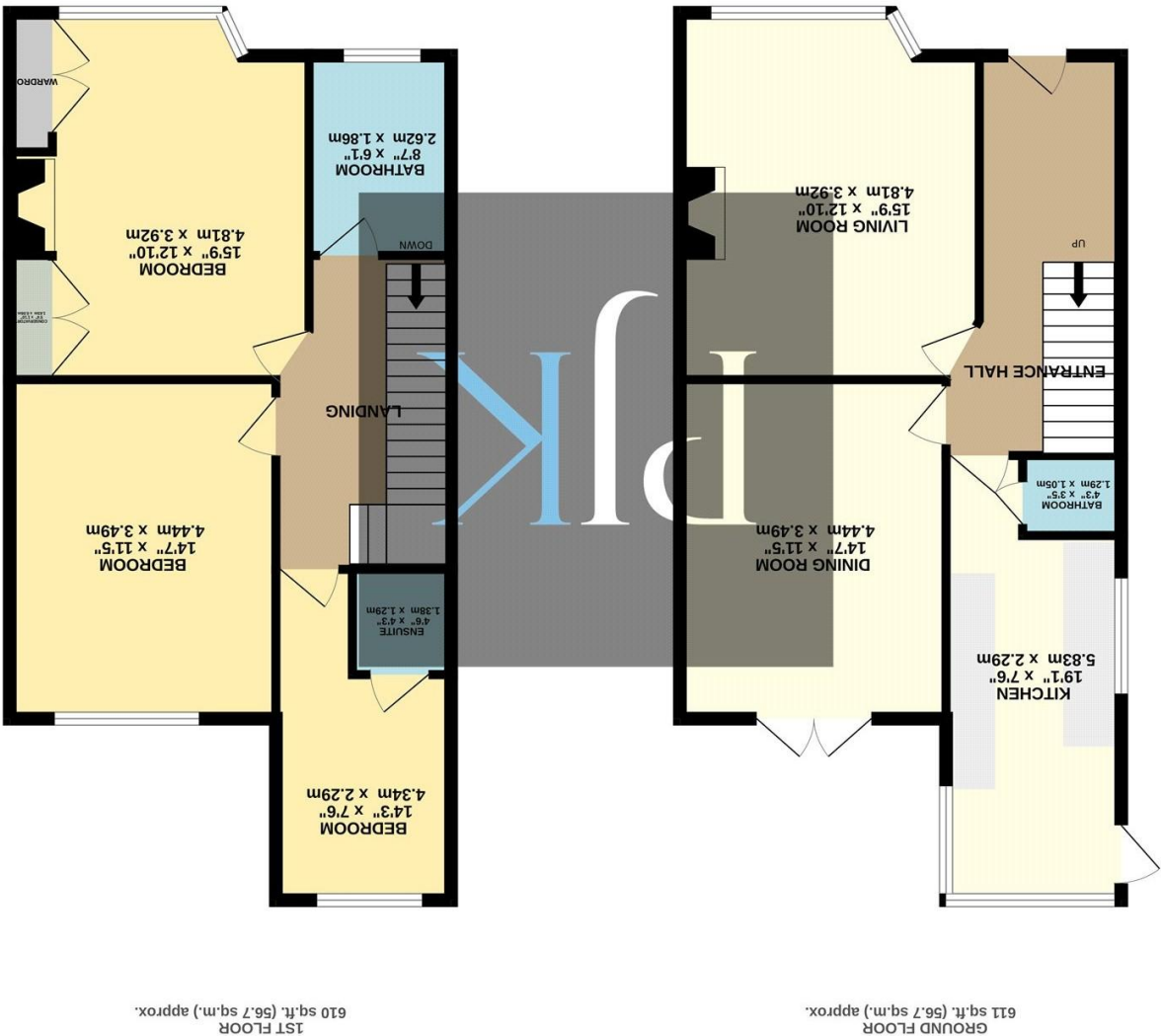


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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, 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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TOTAL FLOOR AREA : 1221 sq.ft. (113.4 sq.m.) approx.



**PJK**

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PHILIP JAMES  
KENNEDY

25 WILLOW WAY  
DIDSBURY, M20 6JT



## ASKING PRICE £660,000

A lovely semi-detached home positioned on a hugely sought-after and quiet road, just a short distance from Didsbury Village. Perfectly placed close to excellent transport links and highly regarded primary and secondary schools, this beautifully presented property offers move-in-ready accommodation with fantastic scope to extend in the future.

The accommodation begins with a welcoming entrance hallway housing the stairs to the first floor and a convenient downstairs WC. To the front sits a bright and inviting living room, complete with an attractive feature fireplace and tall windows flooding the space with natural light. To the rear, a well-presented dining room provides ample space for free-standing furniture and is perfect for family meals or entertaining. The extended galley kitchen offers a range of attractive wall and base units, quality work surfaces and space for free-standing appliances, completing the ground floor.

Upstairs reveals two excellent double bedrooms, the principal featuring floor-to-ceiling built-in wardrobes, and a larger-than-average single bedroom which benefits from an en suite. These rooms are served by a modern three-piece family bathroom.

Externally, the property enjoys a paved driveway providing off-road parking to the front. To the rear lies an expansive and beautifully maintained garden with a large lawn, offering an ideal outdoor space for families and the potential to extend further if desired (subject to planning).

This excellent home offers a rare combination of charm, presentation and potential in a prime Didsbury location, ideal for buyers seeking a property they can move straight into and grow with over time.

1221 gross sq ft  
Tax Band: D  
Freehold

*"A beautifully presented semi-detached home with stunning garden and scope to extend."*

