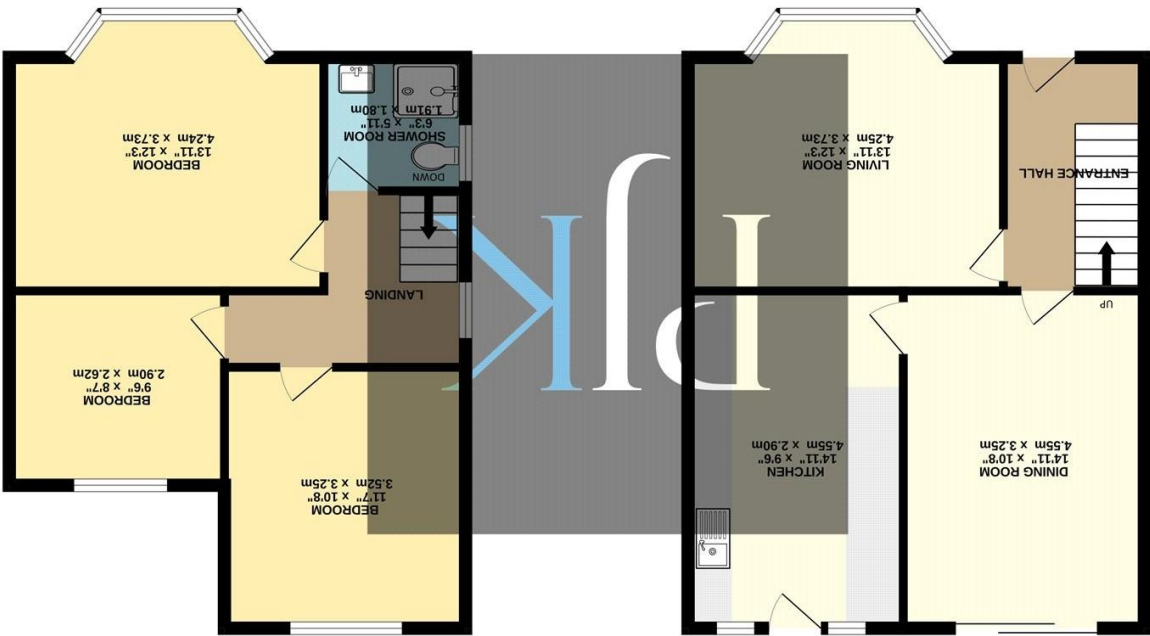


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

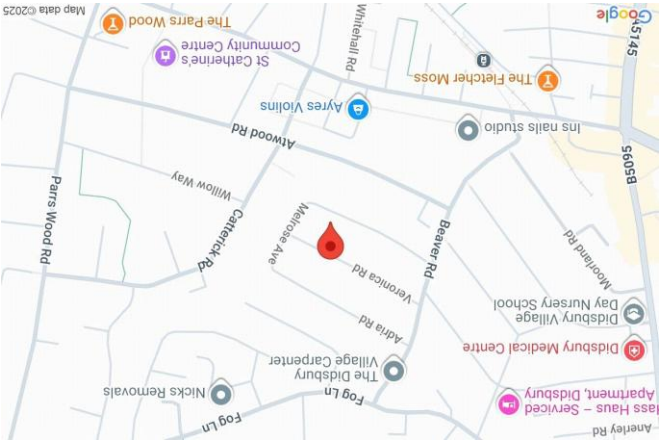
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TOTAL FLOOR AREA : 1000sq.ft. (92.9 sq.m.) approx.



GROUND FLOOR 524 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR 464 sq.ft. (43.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	84 B

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

0161 448 1234 | didsbury@philipjames.co.uk

www.philipjames.co.uk

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PHILIP JAMES
KENNEDY

31 GADDUM ROAD
DIDSBURY, M20 6SY



ASKING PRICE £525,000

An immaculately presented three-bedroom semi-detached family home, enjoying a superb position within the catchment area for the highly regarded Beaver Road Primary School. This stylish property has been refurbished to a high standard throughout and is ideally located just a short stroll from Didsbury Village and the Metrolink, offering convenience, quality and comfort in equal measure.

The accommodation extends to approximately 1,000 sq. ft. and is beautifully arranged to suit modern family living. A welcoming entrance hallway leads to two well-proportioned reception rooms providing versatile living and dining space. The newly fitted breakfast kitchen features an extensive range of modern units, quality work surfaces and integrated appliances, creating a bright and functional heart to the home.

To the first floor are three excellent bedrooms, including two spacious doubles, and a contemporary family shower room which has been recently fitted with stylish fixtures and fittings.

Externally, the property benefits from neatly presented gardens to both the front and rear, together with driveway parking to the side. The rear garden provides an ideal setting for outdoor dining and relaxation.

1000 gross sq ft
Tax Band: C
Freehold

"A beautifully refurbished three bedroom semi-detached home in the heart of Didsbury"

