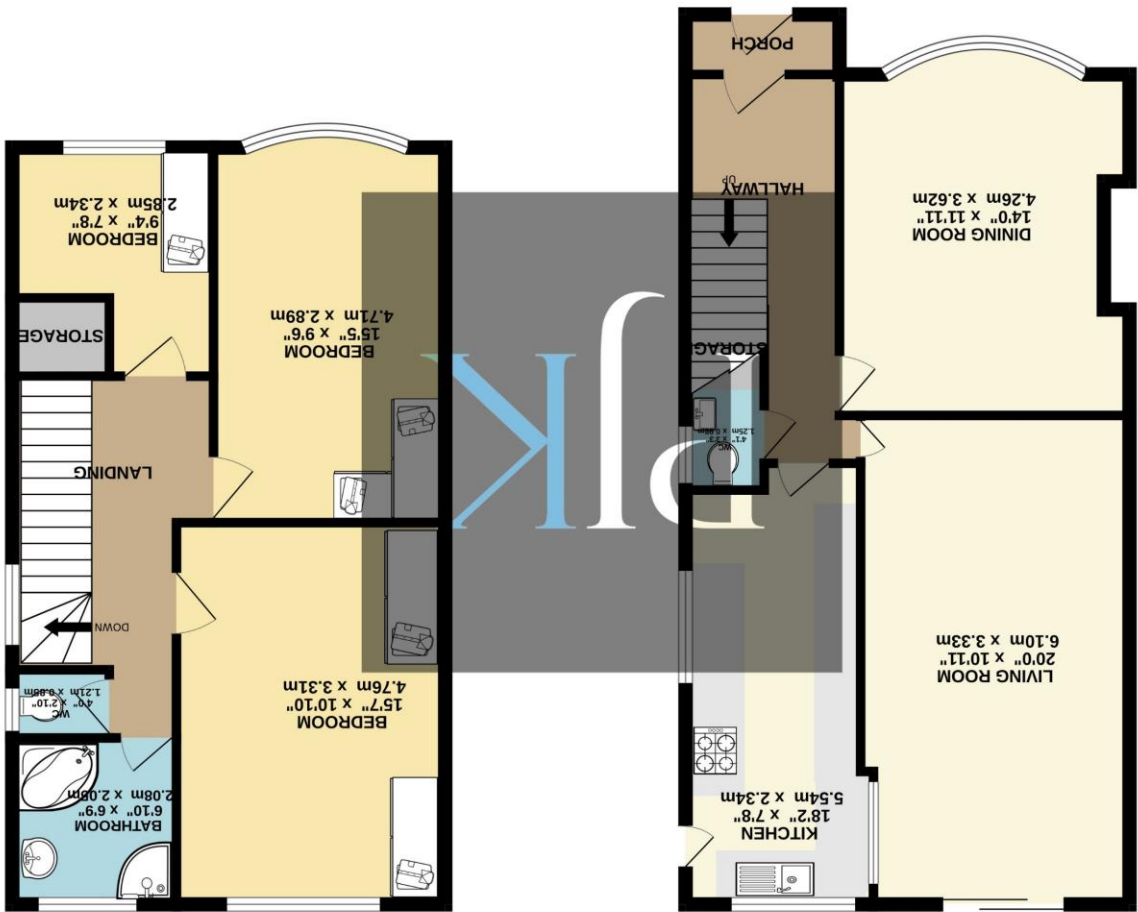


These particulars, whilst believed to be accurate and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment 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 or omission in this 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.

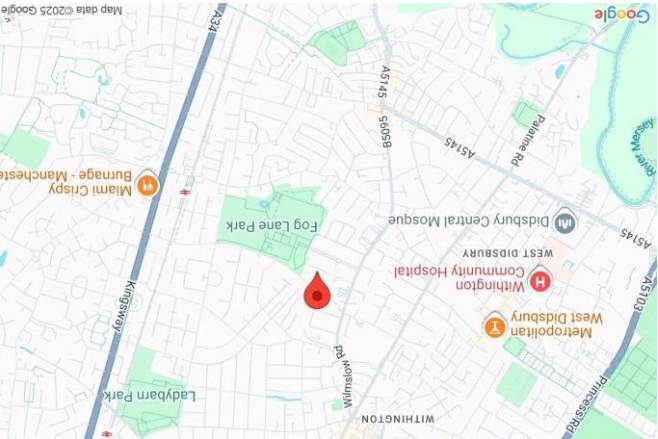
Made with Metropix 5/2025



GROUND FLOOR (58.9 sq.m.) approx. 634 sq.ft.

1ST FLOOR (51.3 sq.m.) approx. 552 sq.ft.

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		
		68 D	77 C



PHILIP JAMES  
KENNEDY

11 FERNDENE ROAD  
DIDSBURY, M20 4TN





# ASKING PRICE £475,000

A TRADITIONAL BAY FRONTED semi-detached family home with WELL-PROPORTIONED ACCOMMODATION throughout, occupying a GENEROUS 144 ft GARDEN PLOT on a quiet cul-de-sac within striking distance of both Didsbury and West Didsbury villages offering an array of independent shops, café bars and restaurants, as well as Fog Lane Park and Didsbury Park. offered for sale with no onward chain. 1187 sq ft

The accommodation is in need of some modernisation and consists of an enclosed porch opening into the entrance hallway with stairs to the first floor and WC.

To the front of the property is a bright and spacious sitting/dining room with large bay window bathing the room in natural. There is an elegantly proportioned living room with double doors enjoying views over the garden.

Running alongside the rear reception is the extended kitchen, fitted with an ample range of base and wall units, dual aspect windows and a door out to the garden.

The first floor reveals two generous double bedrooms and a well-proportioned single bedroom all with fitted wardrobes. The property is served by a family bathroom with separate WC.

Externally the property is approached via a driveway which provides off road parking and gates to the side leading to the detached garage. The generous garden is mainly laid to lawn with a patio area ideal for entertaining in the warmer months, all fringed by mature trees and shrubs. Additionally, there is a summer house to the rear of the garage.

Freehold  
Council Tax Band: C  
Approx. 1187 Sq.Ft

## *"Traditional Semi-Detached Family Home With Generous Garden Plot"*

