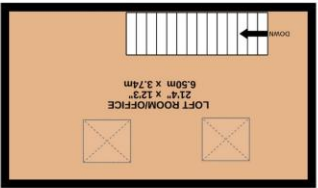
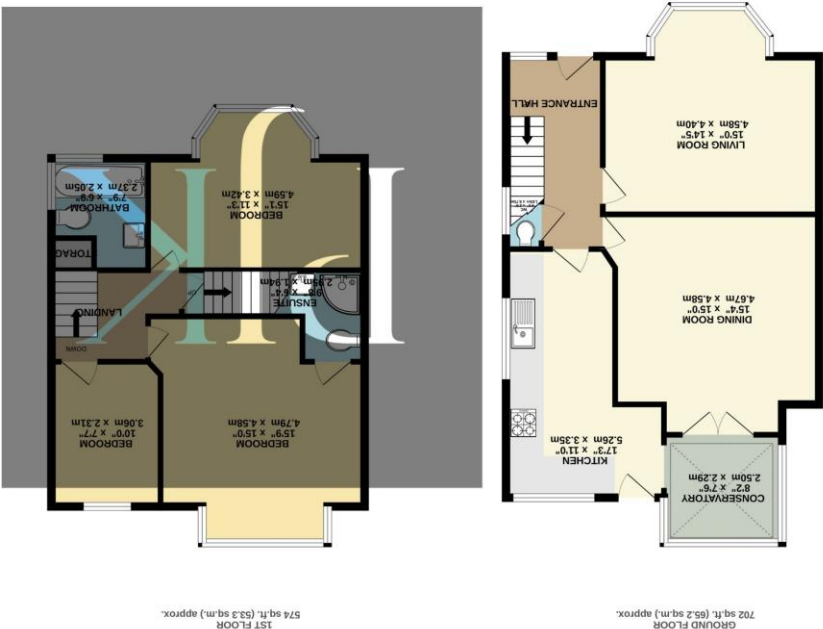


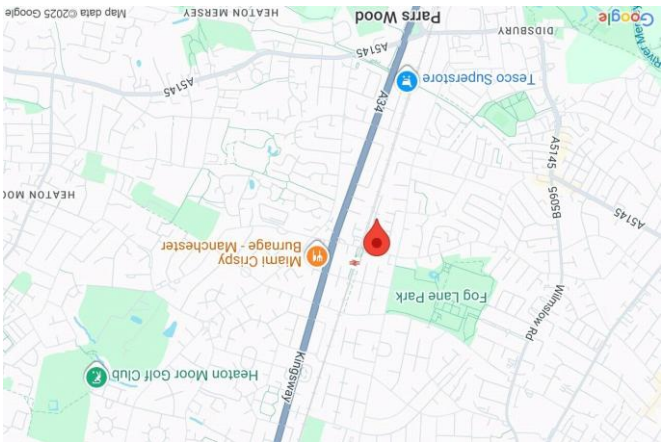
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 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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LOFT ROOM
252 sq.ft. (24.3 sq.m.) approx.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	64 D	
69-80	C		77 C
81-91	B		
92+	A		



PJK

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PHILIP JAMES
KENNEDY

14 LANCING AVENUE
EAST DIDSBURY, M20 6ET



ASKING PRICE £525,000

A WONDERFUL BAY FRONTED DETACHED FAMILY HOME, with IMPRESSIVELY PROPORTIONED ACCOMMODATION and a HOST OF PERIOD FEATURES throughout. Occupying an ideal set-back position at the head of a quiet cul-de-sac, the property is conveniently located within walking distance of Didsbury Village and Fog Lane Park. 1537 Sq.Ft

The accommodation reveals; an entrance hall with stairs rising to the first floor and WC. There is an elegantly proportioned living room with tall corniced ceilings and a tall bay window enjoying views over the attractive garden frontage. To the rear is dining room, with double doors opening through to the conservatory – an ideal space for day-to-day family living. Running alongside the rear reception room is the stylish kitchen, fitted with a selection of contemporary base and wall units, with space for free-standing appliances.

The first floor reveals three well-proportioned double bedrooms, with the principal bedroom having an en-suite shower room. The property is further served by a stylishly appointed bathroom.

Stairs from the landing rise to the bright and spacious converted loft space which would provide an ideal office space – please be advised that there are no building regs in place – sold as seen.

The property is set back from the road and approached via a gravel driveway providing parking for two vehicles. There is also a fully enclosed and well established, private garden with seating area and shrub borders to the front. To the rear of the property is a directly south facing courtyard garden.

Freehold
Council Tax Band: C
Approx. 1537 Sq.Ft

*"A Wonderful Detached
Family Home On A Quiet
Cul-De-Sac"*

