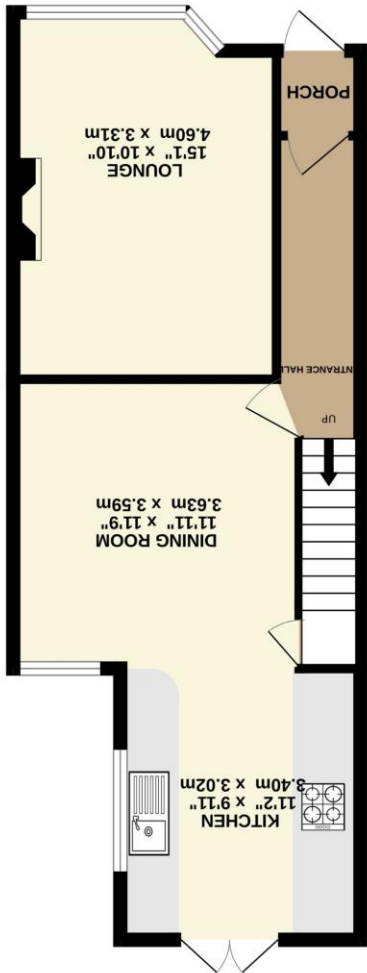


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

What 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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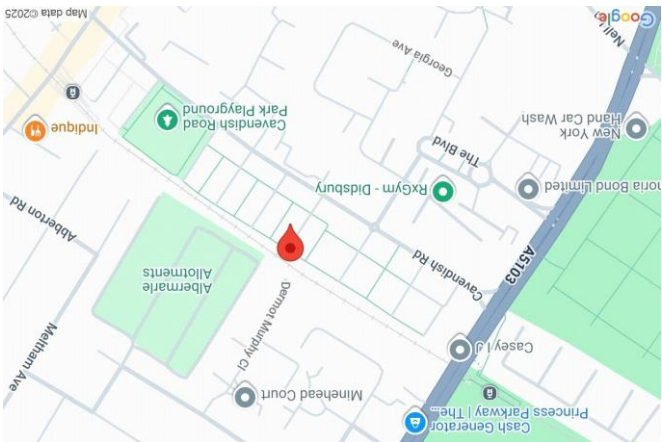


1ST FLOOR
448 sq. ft. (41.6 sq.m.) approx.



GROUND FLOOR
483 sq. ft. (44.9 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		
		70 C	79 C



PHILIP JAMES
KENNEDY

12 DISLEY AVENUE
WEST DIDSBURY, M20 1JU



OFFERS OVER £450,000

An ATTRACTIVE VICTORIAN terrace with WELL-PROPORTIONED ACCOMMODATION AND BEAUTIFUL PRESENTATION THROUGHOUT, positioned on QUIET CUL-DE-SAC in the HEART OF WEST DIDSBURY VILLAGE, just a moment from trendy Burton Road with a wide range of independent shops, café bars and restaurants, as well as the Metrolink being within easy reach. 931 Sq.Ft

The accommodation consists of an enclosed porch, opening into the entrance hallway with stairs to the first floor. To the front is an elegantly proportioned living room with feature fireplace and a large bay window bathing the room in natural light.

To the rear is the bright and spacious dining room with an opening through to the stylish kitchen, fitted with a selection of sleek contemporary units - a great space for entertaining and day-to-day family living. Double doors lead out to the garden.

The first floor reveals two generous double bedrooms and a single bedroom, ideal for use as a child's bedroom or office. The principal bedroom benefits from bespoke fitted wardrobes. The property is served by the modern family bathroom.

The property is approached via a block paved pathway with and area of garden frontage. To the rear is the attractive enclosed hard landscaped village garden with decked terrace area; ideal for outdoor entertaining and al fresco dining.

Freehold
Council Tax Band: C
Approx. 931 Sq.Ft

*"Attractive Victorian
Terrace In Popular West
Didsbury Location"*

