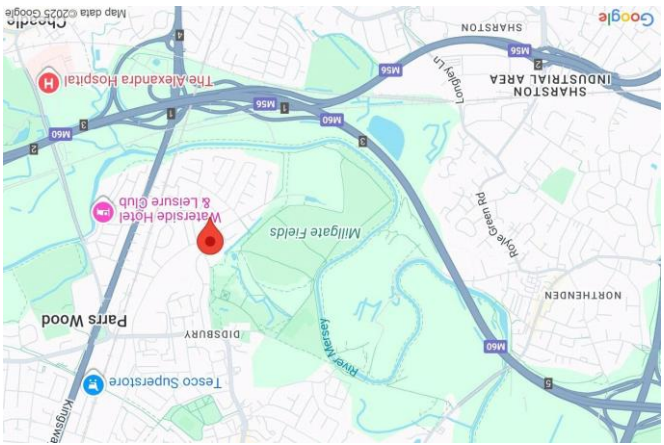
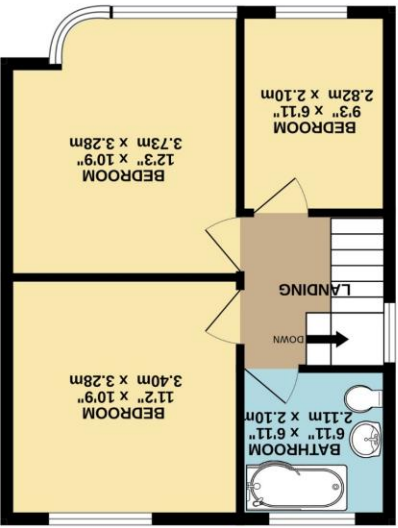
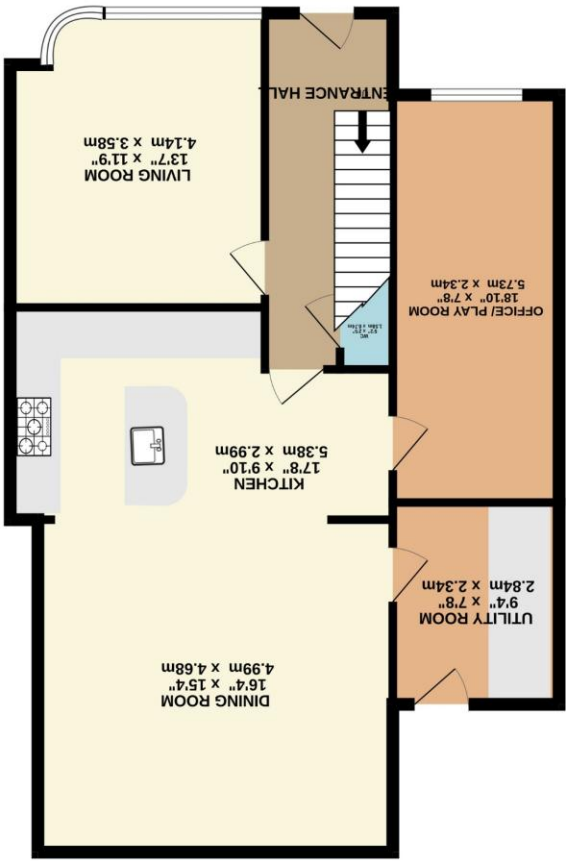


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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TOTAL FLOOR AREA : 1281 sq.ft. (119.0 sq.m.) approx.



**PJK**

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KENNEDY

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EAST DIDSBURY, M20 5GR





## ASKING PRICE £495,000

A WONDERFUL EXTENDED TRADITIONAL SEMI-DETACHED family home, WITH GENEROUSLY PROPORTIONED ACCOMMODATION THROUGHOUT, occupying a SOUTH FACING garden plot. The property is ideally LOCATED within walking distance to DIDSBURY VILLAGE with an array of shops, bars and restaurants, as well as the open green spaces of MILLGATE FIELDS and FLETCHER MOSS PARK. 1281 Sq.Ft

The accommodation comprises of an enclosed glass porch, opening into the entrance hall with stairs rising to the first floor and WC. Opening from the hallway is the bay fronted living room.

To the rear is the spectacular open plan living kitchen with a comprehensive range of stylish units with feature central island, which are all complimented with marble effect tops. The room also offers ample space for a large dining table and chairs and sitting area creating the ideal space for entertaining and day-to-day family living, bathed in natural light from the roof lights above and trifold doors with views out over the garden.

Accessed from the kitchen is the study/playroom and utility room with door out to the garden.

The first floor reveals two bright and spacious double bedrooms and a generous single bedroom, all served by the contemporary family bathroom.

The property is approached via a flagstone driveway with an area of garden frontage. To the rear is the enclosed, south facing landscaped garden, mainly laid to lawn with a paved patio area, ideal for entertaining in the warmer months.

Freehold  
Council Tax Band: C  
Approx. 1281 Sq.Ft

*"A Wonderful Extended  
Semi-Detached Family  
Home"*

