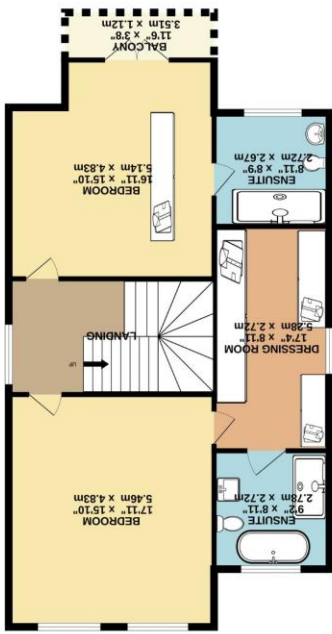
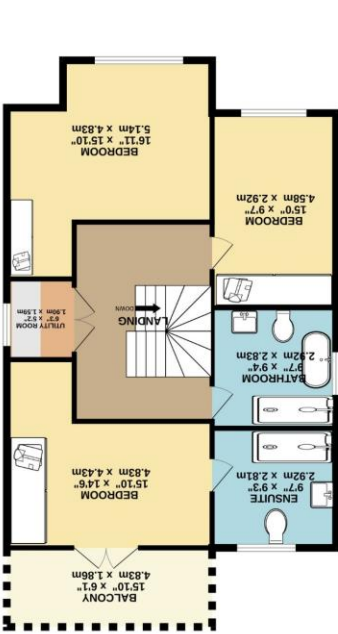


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

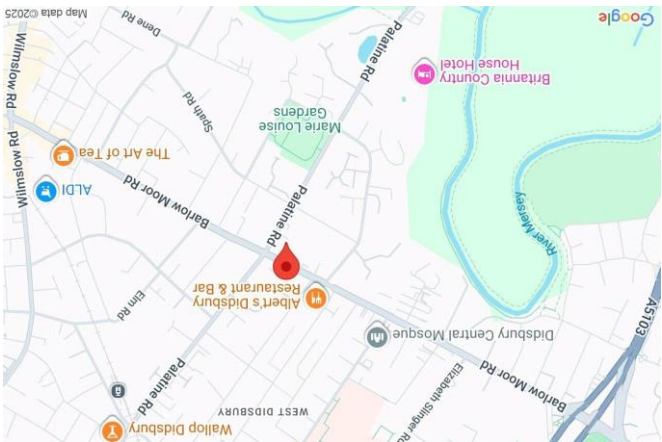


GROUND FLOOR
1042 sq.ft. (96.8 sq.m.) approx.

1ST FLOOR
1033 sq.ft. (96.8 sq.m.) approx.

2ND FLOOR
999 sq.ft. (92.8 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		
		81 B	84 B



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PHILIP JAMES
KENNEDY

127A SILVERWOOD
BARLOW MOOR ROAD, DIDSBURY, M20 2PW



ASKING PRICE £1,295,000

An EXCEPTIONAL MODERN DETACHED FAMILY HOME with VICTORIAN INFLUENCES, CONTEMPORARY DESIGN and LUXURY FINISHES throughout.

Extending to an impressive 3075 sq. ft this STYLISH PROPERTY features, a BEAUTIFULLY DESIGNED OPEN PLAN DINING KITCHEN, FIVE DOUBLE BEDROOMS and FOUR BATHROOMS/LUXURY MASTER SUITE. Occupying a PRIVATE SOUTH EASTERLY FACING CORNER GARDEN PLOT, the property is discreetly located within the PRESTIGIOUS 'SILVERWOOD' PRIVATE GATED DEVELOPMENT, within strolling distance to both Didsbury & West Didsbury Villages.

Set over three floors the property offers perfectly balanced family accommodation consisting of; a reception hallway with a feature floating staircase rising throughout the floors. Double doors open into the well-proportioned lounge, which measures in excess of 19 ft with feature media wall. To the rear of the property is the sensational designer kitchen fitted with a selection of bespoke, sleek contemporary units and feature waterfall central island, all complemented by integrated appliances. There is ample space for a dining table and chairs creating the ideal space for informal dining. Full width bi-folds, open out to the garden and flood the room in natural light. A doorway leads to the utility room, and access through to the integral garage.

The first floor reveals two bedrooms, including the stunning principal suite which boasts a walk through dressing room and elegantly appointed en-suite bathroom. The second bedroom also features a designer en-suite, and double doors opening out to the balcony, overlooking the shared gardens. To the second floor are a further three double bedrooms, all with bespoke fitted wardrobes. The bedroom to the rear of the second floor boasts a modern en-suite shower room, and double doors opening to a balcony overlooking the garden. Further to the second floor is the luxurious family bathroom and a utility / laundry room.

The development is approached via remote operated double gates which lead into 'Silverwood'. A block paved driveway leads to the residence, with off road parking for two vehicles and access to the integral garage. The property occupies a South Easterly facing corner garden plot which has been professionally landscaped and is laid with an expanse of lawn with a stone terrace, which has space for patio furniture suitable for al fresco dining. Tall fencing provide a high level of privacy.

Freehold
Council Tax Band:
Approx. 3075 Sq.Ft

*"An Exquisite Detached
Family Home On The
Exclusive Silverwood
Development"*

