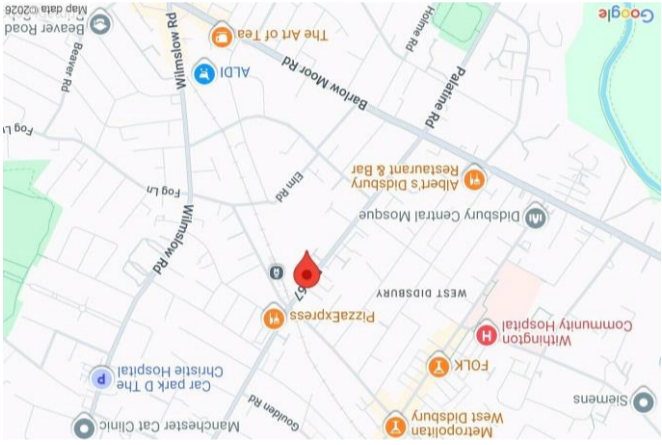


www.philipjames.co.uk  
 0161 448 1234 | didsbury@philipjames.co.uk  
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	69 C	
81-91	B		82 B
92+	A		



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 error or mis-statement. The plan is 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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11 TRAFALGAR PLACE  
 PALATINE ROAD, DIDSBURY, M20 3TF



## ASKING PRICE £480,000

A CONTEMPORARY FOUR BEDROOM TOWNHOUSE, WITH WELL-PROPORTIONED ACCOMODATION THROUGHOUT, delightful SOUTH EASTERLY FACING BALCONY and off-road parking. Set within a PRIVATE GATED DEVELOPMENT, the property is conveniently located within striking distance of both Didsbury and West Didsbury Villages, as well as being close to many highly regarded schools. 1077 Sq.Ft

The accommodation consists of; an entrance hallway with stairs to the first floor and WC. The hallway opens into the kitchen, fitted with a selection of contemporary units and integrated appliances. An opening from the kitchen leads to the reception room which offers ample space for a large dining table, chairs and sitting area creating the ideal space for entertaining and day-to-day family living. The room is bathed in natural light from the double doors leading onto the South Easterly paved garden.

Stairs from the hallway rise to the first floor landing with the perfect space for use as an office area, flooded with natural light from the large window. There are two well-proportioned double bedrooms, with principal bedroom having an en-suite shower room, and balcony providing un-restricted views over The Northern Lawn Tennis Club.

The second floor is occupied by a bright and spacious double bedroom and single bedroom, ideal for use as a nursery or office. The floor is served by the contemporary family bathroom.

Trafalgar Place is approached via remote operated double gates, leading to the parking area where there is one allocated parking space. To the rear is the south easterly facing hard landscaped garden framed by tall privet bushes.

Leasehold/999 Years From 1993  
Ground Rent/ £80 per annum  
Service Charge/ £220 per annum  
Approx. 1077 Sq.Ft  
Council Tax Band: F

*"A Well-Proportioned  
Four Bedroom Townhouse  
In Gated Development"*

