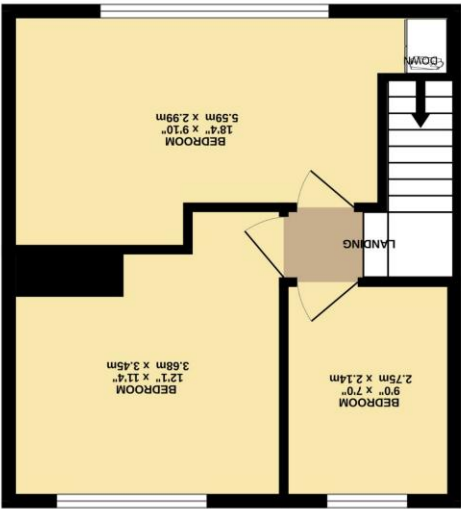
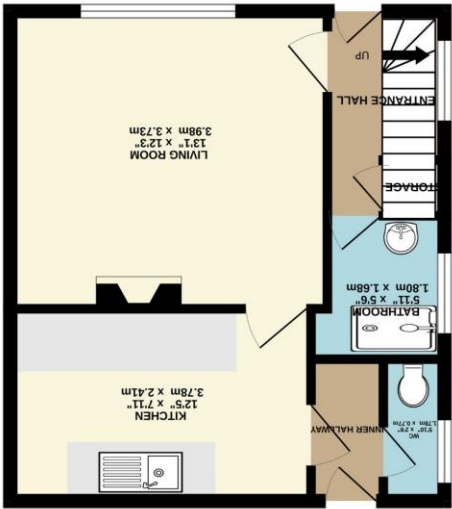


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

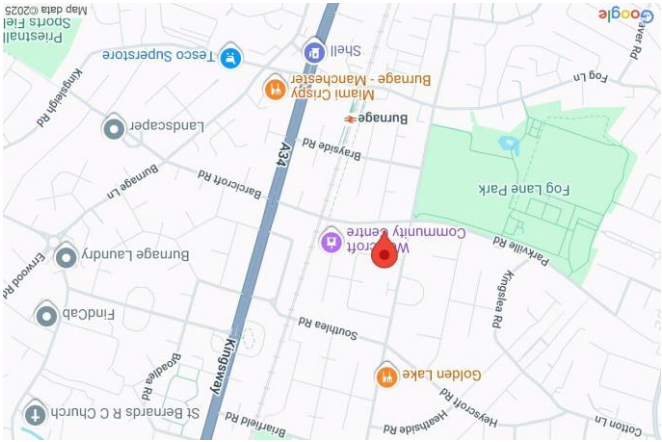
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by 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
362 sq.ft. (33.6 sq.m.) approx.



GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

0161 448 1234 | didsbury@philipjames.co.uk

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PHILIP JAMES
KENNEDY

66 WESTCROFT ROAD
WITHINGTON, M20 6EF



ASKING PRICE £270,000

A DISCREETLY POSITIONED THREE BEDROOM SEMI-DETACHED HOME, with WELL-PROPORTIONED accommodation and HEAPS OF POTENTIAL. SET BACK FROM THE MAIN ROAD, the property occupies a GENEROUS CORNER GARDEN PLOT, located within striking distance of both Withington village and west didsbury village with a wide selection of shops, bars and restaurants, as well as the Metrolink station being within easy reach. Offered For Sale With NO ONWARD CHAIN

The property reveals an entrance hall with stairs rising to the first floor, and access to the shower room. Opening from the hallway is the bright and spacious living room with feature decorative fireplace. To the rear of the property is the kitchen with classic style units and space for appliances. A door from the inner hallway, opens out to the private garden. The inner hallway, also provides access through to the WC.

Stairs from the entrance hall, rise to the first floor which reveals, two spacious double bedrooms, and a generous single bedroom.

Set back from the main road, the property is approached via a path running alongside an area of garden frontage. The path continues to the enclosed private garden, which is mainly laid to lawn with a large patio, ideal for entertaining in the warmer months, all fringed by mature trees and shrubs.

Freehold
Council Tax Band: B
Approx. 718 Sq.Ft

*"Semi-Detached With
Heaps Of Potential &
Generous Corner Plot"*

