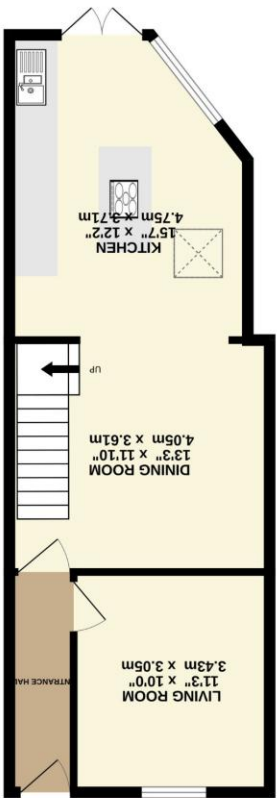
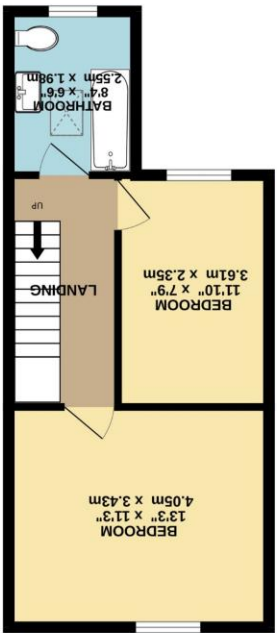


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

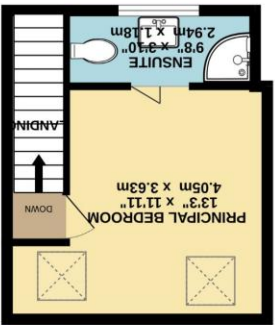
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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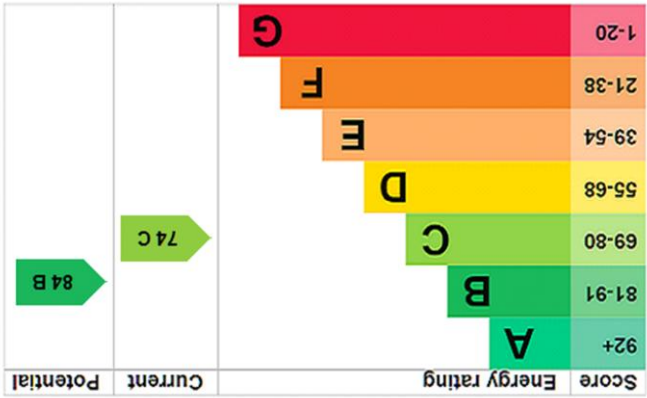
GROUND FLOOR
481 sq. ft. (44.7 sq.m.) approx.



FIRST FLOOR
361 sq. ft. (33.6 sq.m.) approx.



SECOND FLOOR
207 sq. ft. (19.3 sq.m.) approx.



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OFFERS OVER £400,000

A WELL-PRESENTED THREE BEDROOM EXTENDED PERIOD TERRACE with BRIGHT AND SPACIOUS ACCOMMODATION throughout, positioned on a SOUGHT AFTER CUL-DE-SAC within striking distance of both Withington and West Didsbury Villages, with their array of café bars, restaurants and shops. Offered for sale with NO ONWARD CHAIN. 1049 Sq.Ft

The accommodation consists of an entrance hall opening into the front room. To the rear is the spacious dining room with stairs rising to the first floor. The dining room flows seamlessly through to the open plan kitchen fitted with contemporary units and feature central island. The room is flooded in natural light from the skylight above, large picture window and double doors with views over the garden.

The first floor reveals two double bedrooms, served by the stylish modern bathroom.

The second floor is occupied by the principal suite with ensuite bathroom.

The property is approached by an area of garden frontage with picket fencing. To the rear is the enclosed South Westerly facing garden

Freehold
Approx. 1049 Sq.Ft
Council Tax Band: B

*"A Well-Presented
Extended Period Terrace"*

