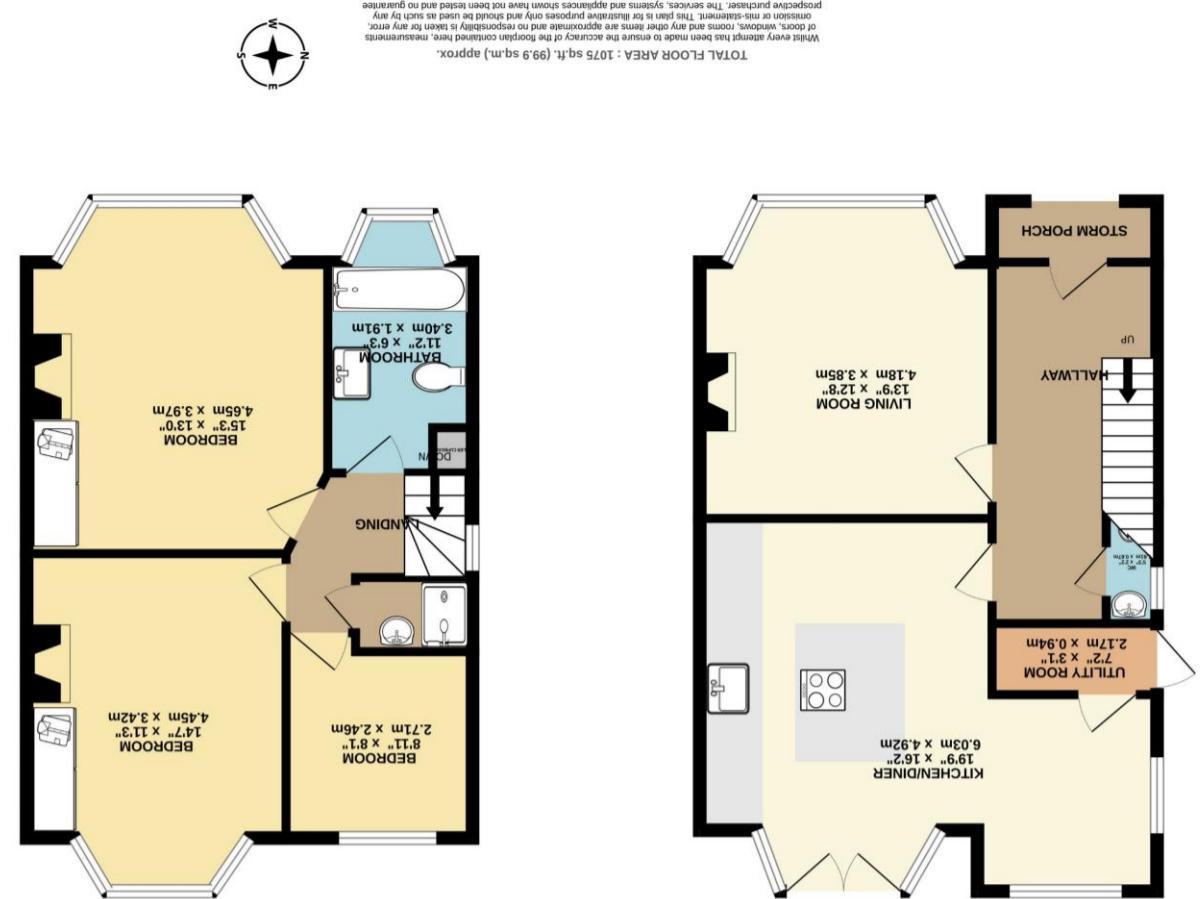
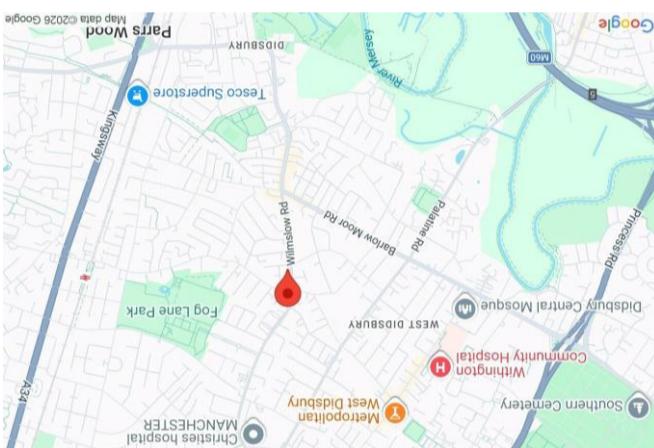




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These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



513 sq ft. (47.7 sq.m.) approx.
1ST FLOOR

562 sq ft. (52.2 sq.m.) approx.
GROUND FLOOR





ASKING PRICE £550,000

An ATTRACTIVE BAY-FRONTED, TRADITIONAL 1930's SEMI-DETACHED FAMILY HOME which has undergone a FULL BACK-TO-BRICK REFURBISHMENT, to CREATE A WONDERFUL FAMILY HOME with STYLISH PRESENTATION throughout and a STUNNING OPEN PLAN DINING KITCHEN. The property is ideally located within walking distance of both Didsbury and West Didsbury Villages, offering an array of independent café bars, restaurants and shops. As well as being close to many local reputable schools. 1075 Sq.Ft

The accommodation consists of an entrance hallway with WC and stairs rising to the first floor. Opening from the hallway is the beautifully presented living room with log burning stove, and encapsulated original art-deco stained glass bay window. To the rear is the spectacular kitchen diner fitted with a selection sleek contemporary units with a feature central island, all complemented by solid wood tops. There is an ideal space for table and chairs, creating the perfect spot for informal dining and entertaining. Dual aspect windows and double doors out to the garden, bathe the room in natural light. Accessed from the kitchen diner, is a useful utility room, with door out the side of the property.

The first floor reveals two well-proportioned double bedrooms, both with bespoke fitted wardrobes, feature display fireplaces and bay windows, with the front bedroom having stained glass features. There is a further small double bedroom with space for a double bed and small wardrobe.

The property is served by the elegantly appointed family bathroom with stained glass Oriel window and a separate modern shower room, both with Crosswater taps and shower and underfloor heating.

Accessed from the landing in the fully boarded loft with widened hatch. There is potential to extend up into the roof to create a further bedroom and en-suite, subject to relevant planning and permissions.

The property is approached via the flagstone driveway with an area of garden frontage alongside, featuring a beautiful, mature magnolia tree which flowers twice every year. A gate to the side of the property, leads through to a yard area with direct access from the utility room. The private, enclosed mature landscaped garden, features two patio areas, ideal for entertaining in the warmer months, with a central area of lawn.

Freehold
Council Tax Band: D
Approx. 1075 Sq.Ft

*"A Wonderful Family
Home With Stunning
Presentation Throughout"*

