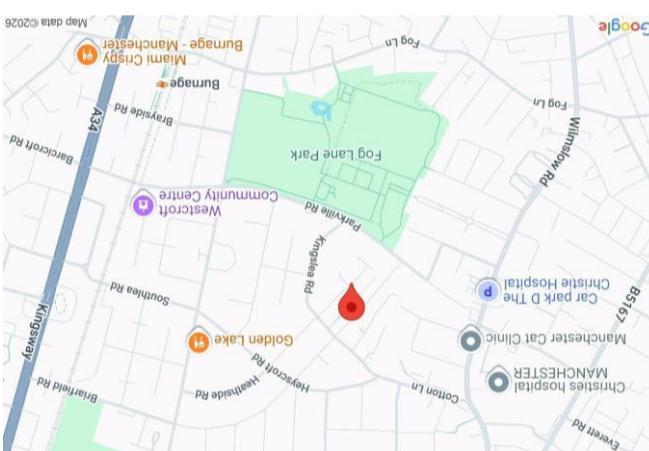


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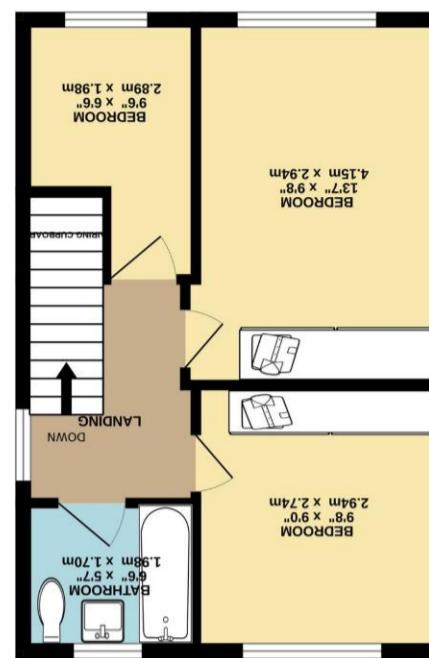


PHILIP JAMES
KENNEDY

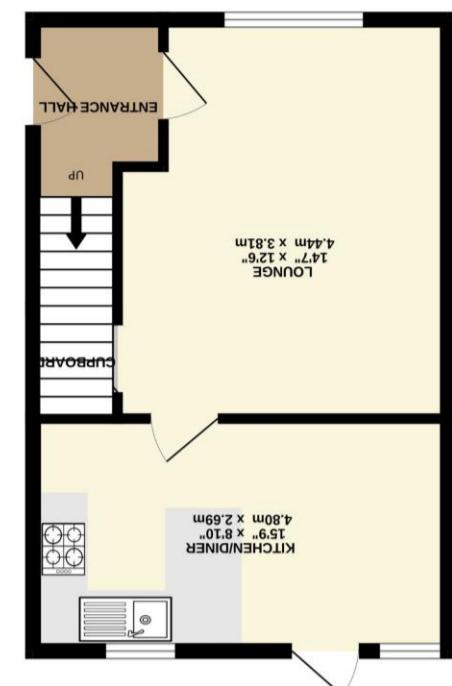
23 FRANCIS ROAD
WITHINGTON, M20 4XP

TOTAL FLOOR AREA: 777 sq.ft. (71.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, areas and any other features shown are approximate and no responsibility is taken for any error.

Maple Hall, Didsbury, C2026
Site to rear of property of approximately 0.25 acres.
Planning permission has been granted for the demolition of the existing building and the construction of a new dwelling.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



GROUNDFLOOR
364 sq.ft. (33.8 sq.m.) approx.





ASKING PRICE £325,000

A WELL-PROPORTIONED semi-detached home, IN NEED OF MODERNISATION occupying an IMPOSING SOUTH WESTERLY FACING CORNER GARDEN PLOT with SEPARATE GARAGE and DRIVEWAY to the rear of the property. Positioned on a QUIET CUL-DE-SAC within STRIKING DISTANCE OF BOTH WITHTINGTON AND WEST DIDSBURY VILLAGES, offering an array of independent shops, bars and restaurants as well as the open green space of Fog Lane Park just a moments' stroll away. 727 Sq.Ft

Accessed at the side of the property, the accommodation consists of an entrance hall, opening into the bright and spacious living room, overlooking the garden frontage. To the rear is the open-plan dining kitchen, fitted with a selection of units with breakfast bar. There is ample space for a dining table and chairs, creating the perfect spot for informal dining. The room is flooded in light from the two windows and patio door opening out to the Southerly facing garden.

The first floor reveals two well-proportioned double bedrooms, both fitted with extra-deep bespoke fitted wardrobes. There is a further single bedroom. The property is served by the three-piece family bathroom.

The property occupies a Southerly facing corner plot, surrounded by established trees and shrubs. To the rear is a driveway providing off road parking and access to the detached garage. The rear landscaped garden enjoys a South Westerly aspect, with a flag stone patio, area of lawn and separate seating area, all fringed by tall fencing and mature trees and plants.

Leasehold/ 999 Years From 1987
Ground Rent: £50 per annum
Council Tax Band: C
Approx. 727 Sq.ft

*"A Well Proportioned
Semi-Detached On Quiet
Cul-De-Sac"*

