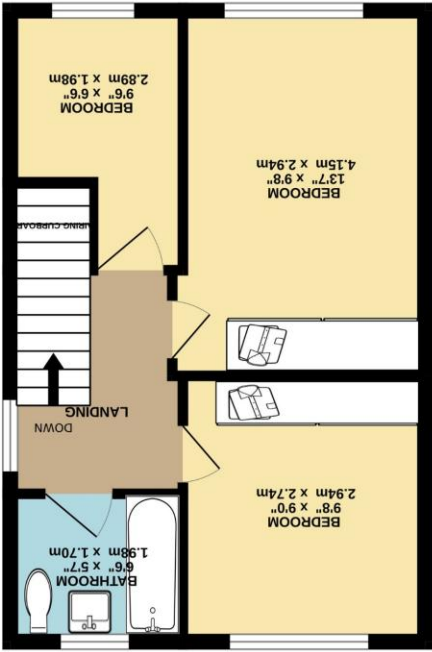
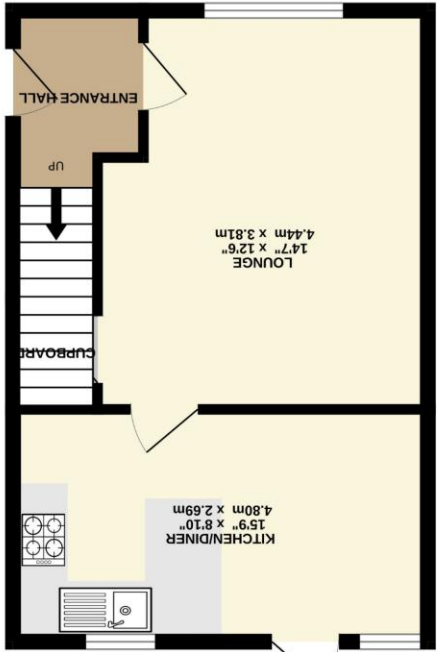


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

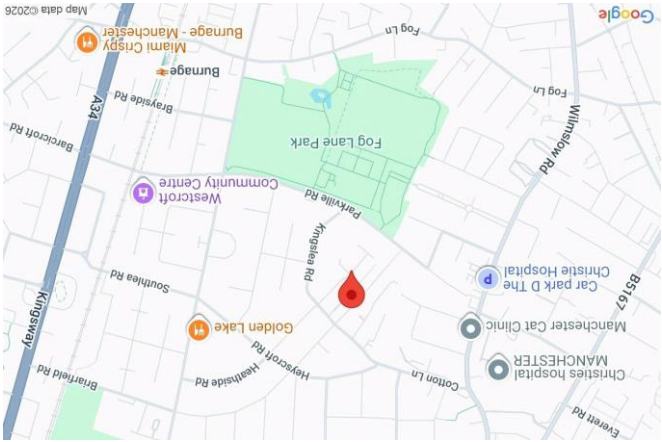
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropia 5/2025



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



GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



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PHILIP JAMES
KENNEDY

23 FRANCIS ROAD
WITHINGTON, M20 4XP



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 WITHINGTON 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"*

