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**PJK**

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B	87 B	
92+	A		95 A

**TOTAL FLOOR AREA : 1666 sq.ft. (154.8 sq.m.) approx.**

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. Dimensions or measurements shown on this plan are 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. Made with AutoCAD 2025

**1ST FLOOR**  
551 sq.ft. (50.9 sq.m.) approx.

**2ND FLOOR**  
529 sq.ft. (48.8 sq.m.) approx.

**GROUND FLOOR**  
616 sq.ft. (57.2 sq.m.) approx.



**PHILIP JAMES  
KENNEDY**

**26 CHRISTIE WAY**  
CHORLTON, M21 7QY



## ASKING PRICE

£625,000

An IMPRESSIVE MODERN FAMILY HOME, with EXCEPTIONALLY PRESENTED, BRIGHT AND SPACIOUS ACCOMMODATION throughout, it boasts a BEAUTIFULLY DESIGNED OPEN PLAN LIVING KITCHEN with 'island', FIVE BEDROOMS and TWO BATHROOMS/LUXURY PRINCIPAL SUITE. 1666 Sq.Ft

Occupying a South Easterly facing garden plot, the property is positioned on an exclusive development, located within striking distance of both of the trendy Chorlton and West Didsbury villages.

The property consists of an entrance hallway with stairs to the first floor, a downstairs WC and a door providing internal access to the garage. The hallway opens into the spectacular open-plan living kitchen, fitted with a selection of sleek contemporary units and feature central island, complemented by SMEG appliances and granite tops. The room also offers ample space for a large dining table and chairs and sitting area creating the ideal space for entertaining and day-to-day family living. The room is bathed in natural light from the bi-fold doors opening out to the South Easterly facing lawned gardens.

To the first floor is the luxury principal bedroom suite, with dressing room and en-suite shower room, also accessible from the landing. Further to the first floor is a separate, living room.

The second floor reveals three bright and spacious bedrooms, served by the stylish family bathroom. There is a further bedroom, currently being used as a living room.

Accessed from the second floor landing, is a fully boarded and insulated loft, providing valuable storage space.

The property is approached via a driveway providing access to the garage. To the rear is the enclosed, landscaped garden, with an Italian porcelain patio, ideal for outdoor entertaining, with an area of lawn beyond and tall wooden fence surrounding.

Freehold  
Council Tax Band: F  
Approx. 1666 Sq.Ft

*"A Superb Modern Semi-Detached On Exclusive Development"*

