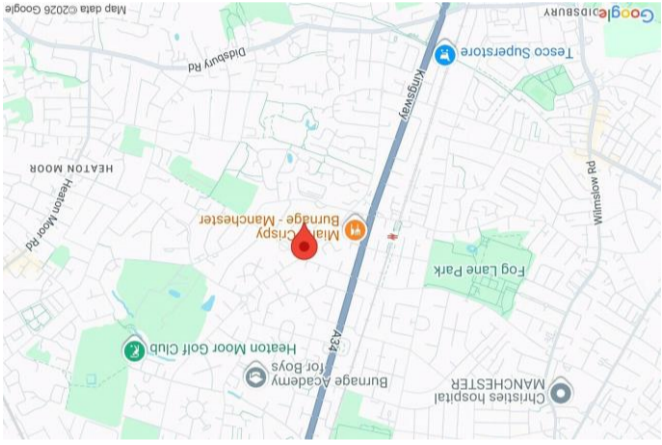


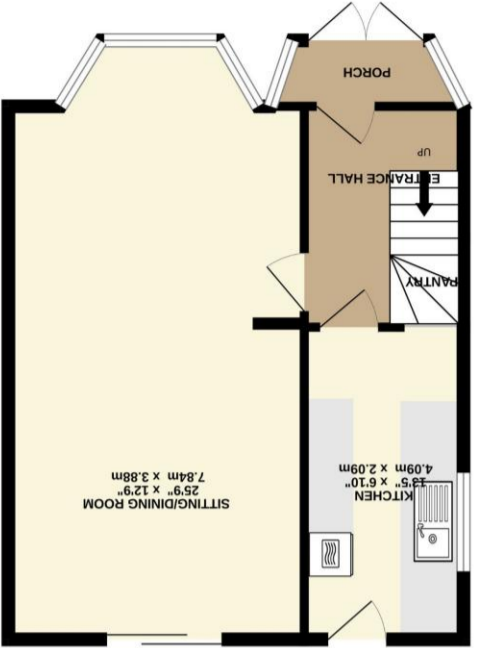
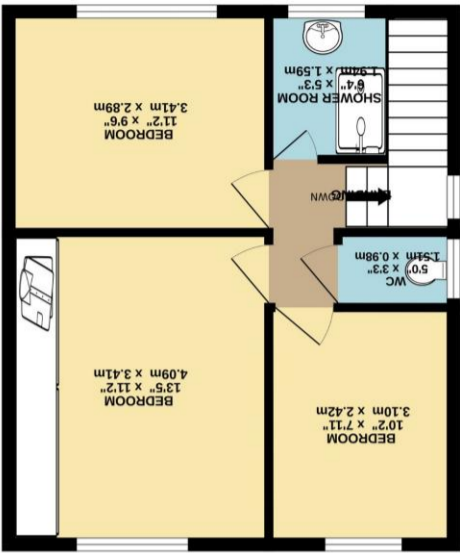
www.philipjames.co.uk
 0161 448 1234 | didsbury@philipjames.co.uk
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	67 D	
69-80	C		78 C
81-91	B		
92+	A		



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.

What 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 or mis-statement. This plan is 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 quantity or efficiency can be given.
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PHILIP JAMES
 KENNEDY

20 CRANWELL DRIVE
 BURNAGE, M19 1WD



ASKING PRICE £300,000

A BRIGHT AND SPACIOUS SEMI-DETACHED FAMILY HOME in NEED OF SOME MODERNISATION, occupying a SOUTH WESTERLY FACING GARDEN PLOT, positioned on a QUIET CUL-DE-SAC within STRIKING DISTANCE of Didsbury, Heaton Moor & Withington Villages, all offering a wide selection of shops, bars and restaurants, as well as being the catchment of many local reputable schools. 924 Sq.Ft

The accommodation consists of an enclosed storm porch, opening into the entrance hall, with turning staircase rising to the first floor. There is an elegantly proportioned double reception room bathed in natural light from the front bay window and sliding doors opening out to the South Westerly facing garden. There is ample space for both living and dining furniture.

The kitchen is fitted with selection of modern base and wall units, complimented by wood effect tops and integrated appliances. There is a useful understairs pantry. A courtesy door provides access out to the garden.

The first floor reveals two well-proportioned double bedrooms, both with bespoke fitted wardrobes. There is a further generously proportioned single bedroom. The property is served by a classic style shower room and separate WC.

The property is approached via a driveway providing access to the stand-alone garage. Running alongside a lawned garden frontage. A gate to the side of the property opens through to the South Westerly facing garden, with a flag stone patio ideal for outdoor entertaining, with a lawn and borders beyond, fringed by high level fencing.

Freehold
Council Tax Band: A
Approx. 924 Sq.ft

*"A Bright & Spacious
Family Home On Quiet
Cul-De-Sac"*

