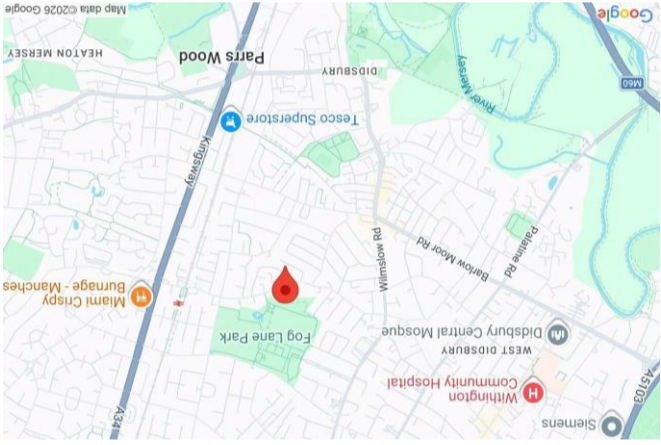


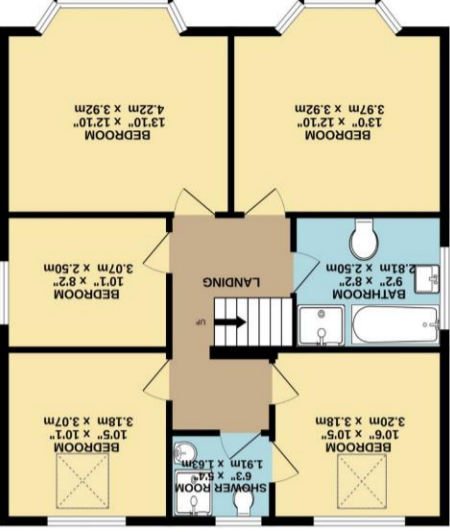
www.philipjames.co.uk
 0161 448 1234 | didsbury@philipjames.co.uk
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	73 C	
81-91	B		81 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. The 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 quantity or efficiency can be given.
 Made with Metropix 5/2020



TOTAL FLOOR AREA : 2000sq.ft. (185.8 sq.m.) approx.



PHILIP JAMES
 KENNEDY

21 WILLOUGHBY AVENUE
 DIDSBURY, M20 6AS



ASKING PRICE

£875,000

A MAGNIFICENT DOUBLE FRONTED DETACHED FAMILY HOME with IMPRESSIVE PROPORTIONS and BEAUTIFUL PRESENTATION throughout.

The property boasts a SUPERB OPEN-PLAN LIVING KITCHEN, FIVE BEDROOMS, TWO BATHROOMS and an IMPRESSIVE SELF-CONTAINED STUDIO APARTMENT. Positioned on a SOUGHT-AFTER CUL-DE-SAC located within walking distance to Didsbury Village and many local reputable schools. 2000 Sq.Ft

The accommodation consists of an enclosed porch opening into the reception hall with coloured leaded windows and feature panelled walls. There are two elegantly proportioned reception rooms, both with large bay windows flooding the rooms in natural light. Running alongside, is the stunning kitchen, fitted with a selection of bespoke base and wall units, complemented by integrated appliances. There is ample space for a dining table and chairs, providing the perfect space for day-to-day family living. The kitchen is bathed in natural light from the dual aspect windows and double doors opening out to the courtyard garden. Further to the ground floor is a utility room and WC.

The first floor reveals four well-proportioned double bedrooms and a generous single bedroom, with the principal bedroom benefitting from the well-appointed modern shower room, with jack and jill access to the landing. The property is further served by the immaculate family bathroom.

There is an impressive extension, creating a stunning studio annexe with living area, kitchenette and modern shower room. Bifold doors open out to the courtyard garden.

The property is approached via a block paved driveway providing parking for multiple cars. A gate to the side of the property opens through to the enclosed courtyard garden, which enjoys a sunny aspect and offers a perfect space for outdoor entertaining in the warmer months.

Freehold
Approx. 2,000 Sq.Ft
Council Tax Band: E

"A Wonderful Detached Family Home"

