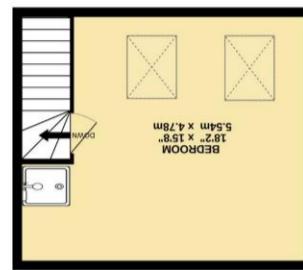
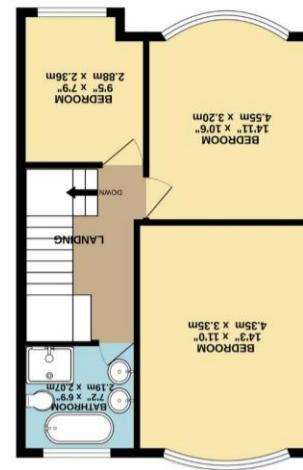




MAP REFERENCE: 202022  
TOTAL FLOOR AREA: 1517 sq ft. (140.9 sq m.) approx.  
WHILE EVERY DUE CARE HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN, MEASUREMENTS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. IT IS NOT GUARANTEED TO BE 100% ACCURATE, IT IS FOR GUIDANCE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A STATEMENT OF FACT. Measurements are approximate and may not be to scale. The floor plan is a sketch and is not to scale.



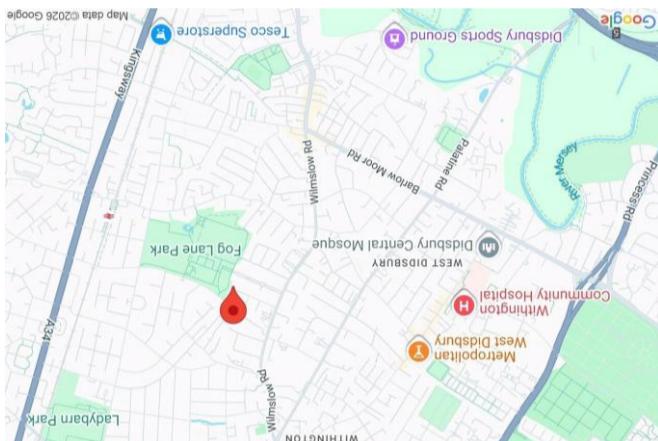
489 sq ft. (45.6 sq m.) approx.  
1ST FLOOR



110 sq ft. (10.2 sq m.) approx.  
2ND FLOOR



610 sq ft. (56.7 sq m.) approx.  
GROUND FLOOR





## ASKING PRICE £695,000

A TRADITIONAL and ATTRACTIVE SEMI-DETACHED FAMILY HOME with a HOST OF ORIGINAL CHARACTER FEATURES, ELEGANTLY PROPORTIONED principal rooms, a STUNNING EXTENDED OPEN PLAN LIVING KITCHEN, and WONDERFUL CONVERTED LOFT. Occupying a SOUTH WESTERLY FACING GARDEN, the property is DISCREETLY POSITIONED at the end of a SOUGHT-AFTER CUL-DE-SAC, within striking distance of both Didsbury and West Didsbury villages, close to many reputable schools, and just a short stroll from Fog Lane Park and Didsbury Park 1517 Sq.Ft

The accommodation consists of an enclosed porch, opening through to the entrance hall, with WC and stairs rising to the first floor. Opening from the left of the hallway is the beautifully presented living room, with feature brick built fireplace and curved bay with encapsulated coloured leaded windows.

To the rear is the spectacular extended open-plan living kitchen with vaulted ceiling and fitted with a selection of stylish bespoke units with feature central island. 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 skylights above and bi-fold doors opening out to the South facing lawned gardens.

The first floor reveals two well-proportioned double bedrooms and a generous single bedroom, all served by the elegantly appointed five piece family bathroom.

The second floor is occupied by the architecturally designed, converted loft with shower and a vaulted ceiling creating a luxury principal suite.

The property is approached via the block paved driveway with an area of garden frontage. A gate to the side of the property leads through to the delightful South facing lawned rear gardens which are not directly overlooked. A flag stone patio, accessed from the living kitchen, provide an ideal spot for outdoor entertaining in the warmer months.

Freehold  
Approx. 1517 Sq.Ft  
Council Tax Band: C

*"A Wonderful Extended Family Home On Sought-After Cul-De-Sac"*

