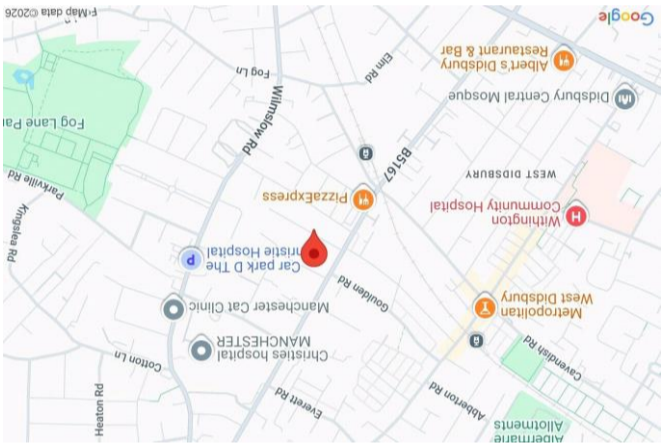


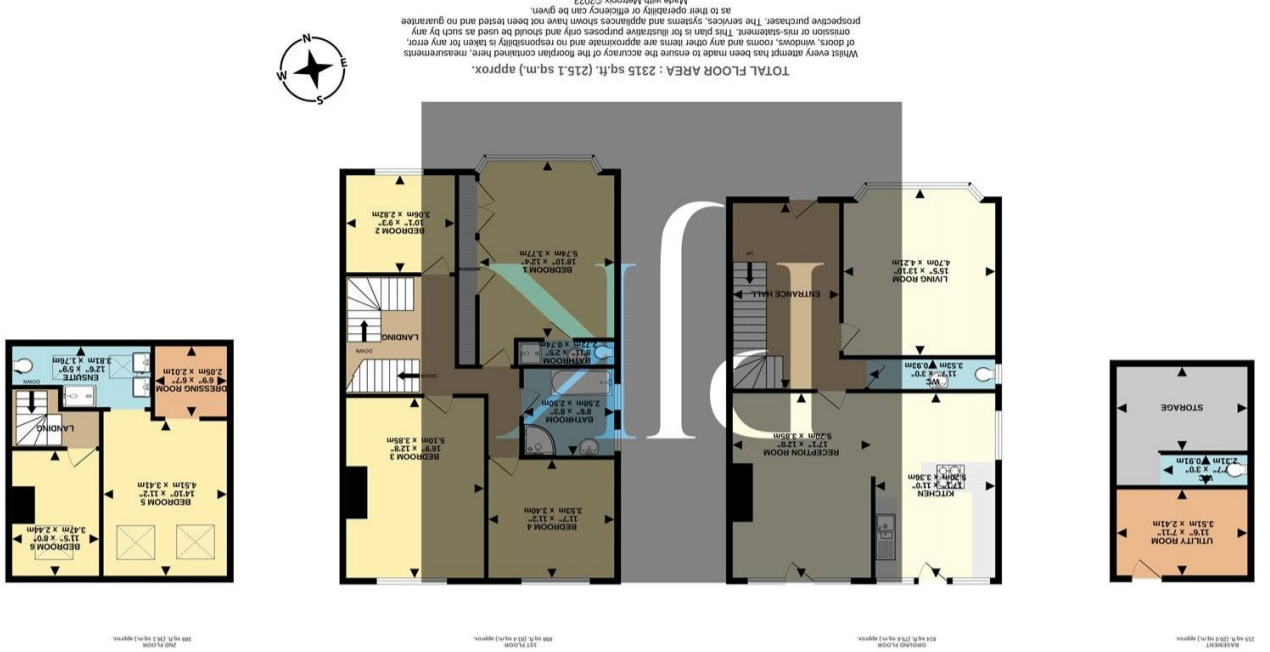
www.philipjames.co.uk | didsbury@philipjames.co.uk | 0161 448 1234

679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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.



PHILIP JAMES
KENNEDY

12 SANDLEIGH AVENUE
WEST DIDSBURY, M20 3LW



ASKING PRICE

£925,000

A WONDERFUL EDWARDIAN SEMI-DETACHED FAMILY HOME with ELEGANT PROPORTIONS and a HOST OF CHARACTER FEATURES throughout. 2315 Sq.Ft

The stunning home boasts a MODERN DINING KITCHEN, TWO RECEPTION ROOMS, SIX BEDROOMS and THREE BATHROOMS/PRINCIPAL SUITE. Occupying a DIRECTLY SOUTH FACING GARDEN PLOT, the property is situated on a SOUGHT AFTER CUL-DE-SAC in the DESIRABLE BALLBROOK CONSERVATION AREA, within striking distance of both Didsbury and West Didsbury villages, and close to many local reputable schools.

The accommodation consists of a welcoming reception hall with WC and a turning staircase rising to the first floor. There is a spacious lounge with a large bay window bathing the room in natural light. To the rear is the elegantly proportioned family room with feature decorative fireplace and wood burning stove, with bespoke alcove storage and shelving. Floor to ceiling windows and door enjoy views over the South facing garden.

Running alongside if the stylish kitchen, fitted with a selection of sleek contemporary units complemented with integrated appliances. There is ample space for a dining table and chairs, creating the ideal spot for informal dining. A courtesy door provides access to the garden.

A turning spindle balustrade staircase rises to the first floor, which reveals four well-proportioned double bedrooms, including the guest bedroom which features bespoke fitted wardrobes and a modern en-suite shower room. The floor is further served by the elegantly appointed four-piece family bathroom.

To the second floor is the principle suite with walk in wardrobe and well-appointed en-suite. There is a further double bedroom.

New plantation shutters are to be fitted to the front bay windows.

The property is approached by a block paved driveway with EV charger, screened by established trees. A gate to the side of the property opens into the attractive directly south facing landscaped gardens, mainly laid to lawn fringed with mature trees and shrubs. A block paved patio provides the perfect space for al-fresco dining and entertaining in the warmer months.

Stairs lead down from the garden to the cellars with WC and utility room. The cellars offer the potential for conversion subject to relevant permissions – there are currently no building regs.

Freehold
Council Tax Band: G
Approx. 2315 Sq.Ft

*"A Wonderful Edwardian
Semi-Detached On
Sought-After Cul-D-Sac"*

