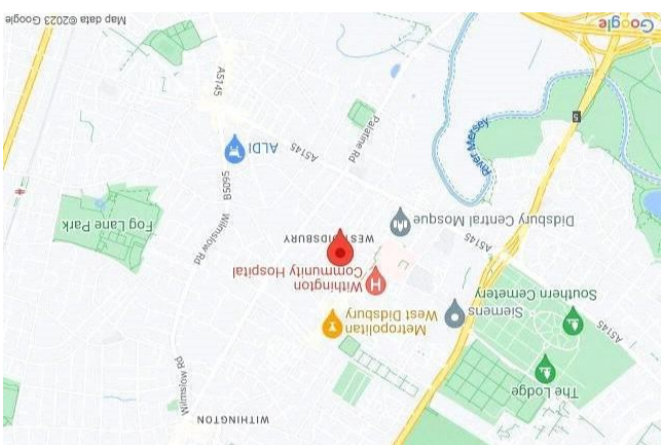


www.philipjames.co.uk
 0161 448 1234 | didsbury@philipjames.co.uk
 679-681 Willmslow Road, Didsbury, Manchester, M20 6RA



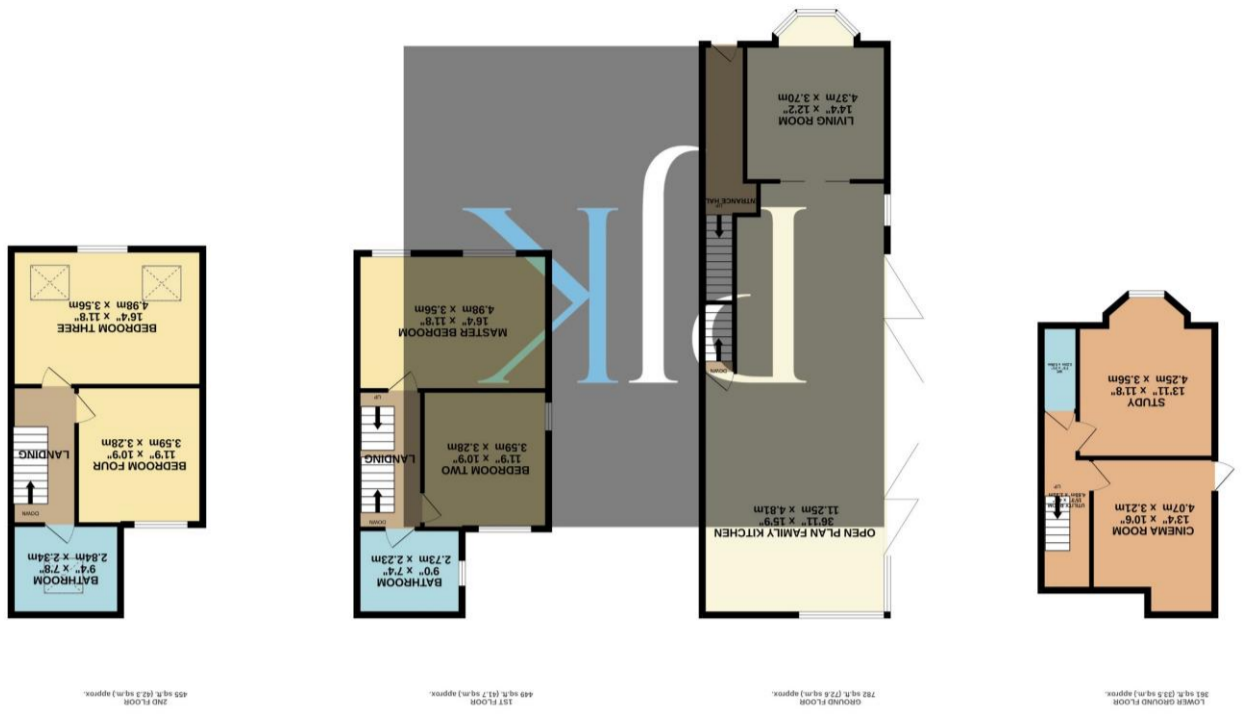
Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs (92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Current: 71
 Potential: 84



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 any other items are approximate and no responsibility is taken for any omission 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 operability or efficiency can be given.
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PHILIP JAMES
 KENNEDY

21 QUEENSTON ROAD
 WEST DIDSBURY, M20 2NX



ASKING PRICE £1,050,000

A UNIQUE AND WELL PRESENTED PERIOD END TERRACE, offering the perfect blend of modern interior and original period charm creating a truly bespoke home with PRIVATE LANDSCAPED SOUTH FACING GARDEN, located on one of WEST DIDSBURY'S MOST SOUGHT AFTER ROADS, within walking distance to the fashionable West Didsbury Village. 2047 Sq Ft

Reaching a commanding 2047 square feet, this stunning property is entered through a beautiful wooden stained glass front door, leading into the entrance hallway. There is a bay fronted living room with a beautifully detailed corniced ceiling. The main living space is open plan, incorporated with a sleek modern kitchen, fitted with 'hidden' handle-less wall and base units and centre island which host the electric hob and sink, there is further storage and ample space for bar stools. The living room/kitchen boasts wrap-around, floor to ceiling sliding glass doors, flooding the space with natural light and with views looking onto the attractive landscaped garden.

There is access to the fully converted basement which offers two well-proportioned rooms, currently being used as a study and additional reception room, separate W.C. with wash basin and further utility space with plumbing for a washing machine.

To the first floor there are two spacious bedrooms, both bedrooms offer dual aspect sash bay windows, flooding the rooms with warmth during the day. The front bedroom boasts a detailed corniced ceiling and both bedrooms offer ample space for free standing bedroom furniture. To this floor there is a high specification four piece bathroom suite offering a walk-in waterfall shower, hand-held shower, freestanding tub bath, wall-mounted wash basin and W.C., finished off with stylish matte black fixtures and fittings.

The second floor offers two further bedrooms, the front facing bedroom offers an impressive three windows, two of which are Velux windows, the other bedroom is rear facing, boasting a sash window overlooking the garden aspect. Both bedrooms offer ample space for free standing bedroom furniture. Furthermore, there is a four piece bathroom suite offering, freestanding tub bath, separate shower, wash basin and W.C.

Externally property is approached via a driveway providing off road parking and an impressive South facing landscaped garden which will have you dreaming of afternoons spent outdoors. The garden area provides an expanse of lawn with thoughtfully placed wooden decking with a built in social seating area and is framed by tree lined edging providing a high level of privacy.

Freehold
Approx. 2047 Sq Ft
Council Tax Band: D

"Impressive End Terrace Four Bed Family Home"

