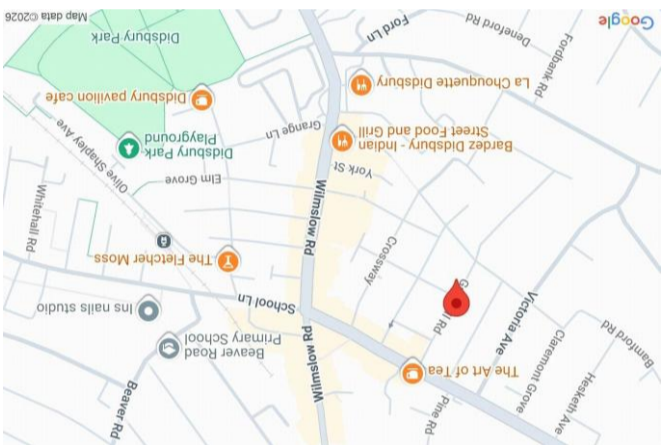


www.philipjames.co.uk  
 0161 448 1234 | didsbury@philipjames.co.uk  
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

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.

While 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 error or omission or mis-statement. This plan is illustrative purposes only and should be used as such by way of guidance only. 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 5/2026



TOTAL FLOOR AREA : 1291 sq. ft. (119.9 sq.m.) approx.



PHILIP JAMES  
 KENNEDY

33 GRENFELL ROAD  
 DIDSBURY, M20 6TG



## ASKING PRICE £625,000

An ATTRACTIVE THREE BEDROOM VICTORIAN TERRACE, with EXTENDED KITCHEN and SUPERB LOFT CONVERSION. STUNNING PRESENTATION throughout and IDEALLY LOCATED within the HEART OF THE FASHIONABLE DIDSBURY VILLAGE, with a wide range of shops, bars, and restaurants within easy reach, as well as the metro link station. 1,291 Sq.Ft

The property is beautifully presented with Victorian features throughout and consists of an inviting hallway with traditional cornice features. Opening from the hallway is the open plan reception room, with ample space for both living room and dining room furniture. The living room benefits from a traditional Victorian working fireplace and bay window, flooding the room with natural light.

The living and dining area flows seamlessly through to the stunning kitchen, fitted with high specification bespoke contemporary units with integrated Bosch appliances, and an attractive central island. The room is generously proportioned, creating a perfect space for entertaining and day-to-day family living, with patio doors opening directly onto the paved patio and lawned garden.

Stairs from the kitchen lead down to the lower ground floor, creating further space for use as a home office or hobby space - please be advised that there are no building regs - sold as seen.

The first floor reveals two well-proportioned double bedrooms, the principal bedroom features a feature Victorian fireplace and built in wardrobes. The floor is served by the beautifully appointed four-piece bathroom.

Stairs from the landing rise to the wonderful loft conversion, occupied by a further double bedroom with attractive skylights, and a modern shower room.

The property is approached via an area of garden frontage, which is enclosed with a dwarf wall to the front and beautiful Victorian tiling leading to the front door. To the rear is the attractive landscaped South Easterly facing village garden, mainly laid to lawn, with a patio area, providing an ideal space for outdoor entertaining in the warmer months.

1,291 gross Sq Ft  
Tax Band: E  
Freehold

*"An Attractive Victorian  
Terrace In The Heart Of  
Didsbury Village"*

