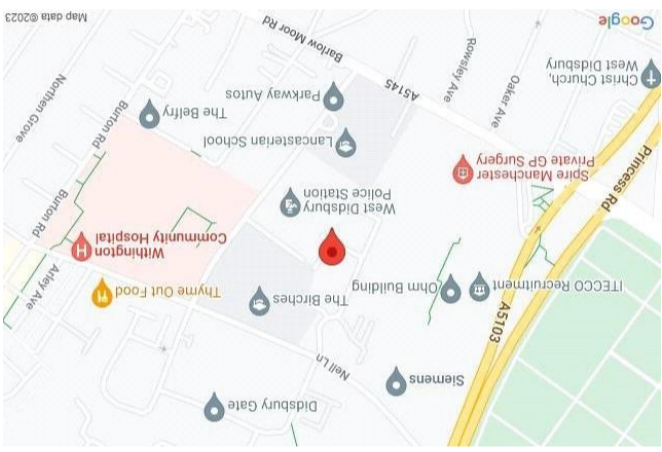
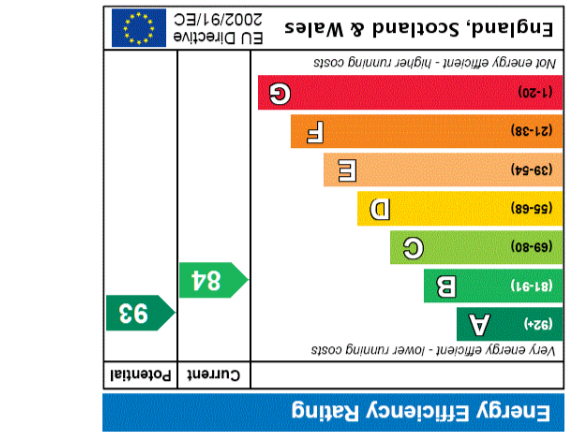
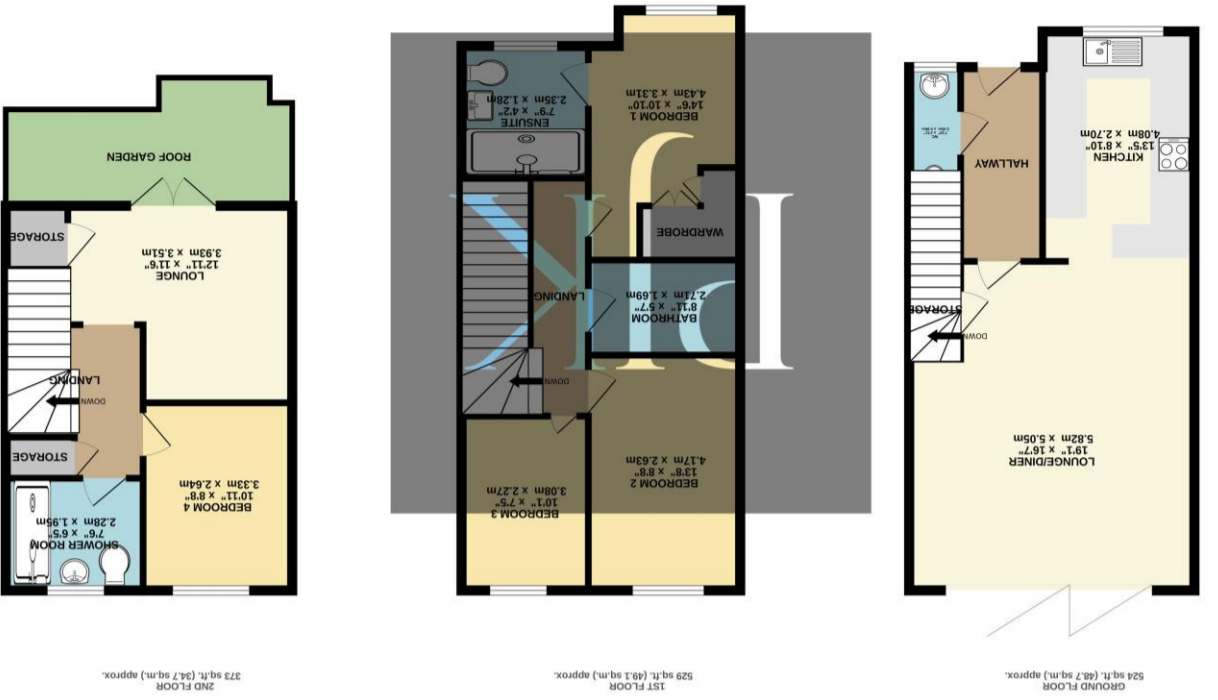


www.philipjames.co.uk  
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 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

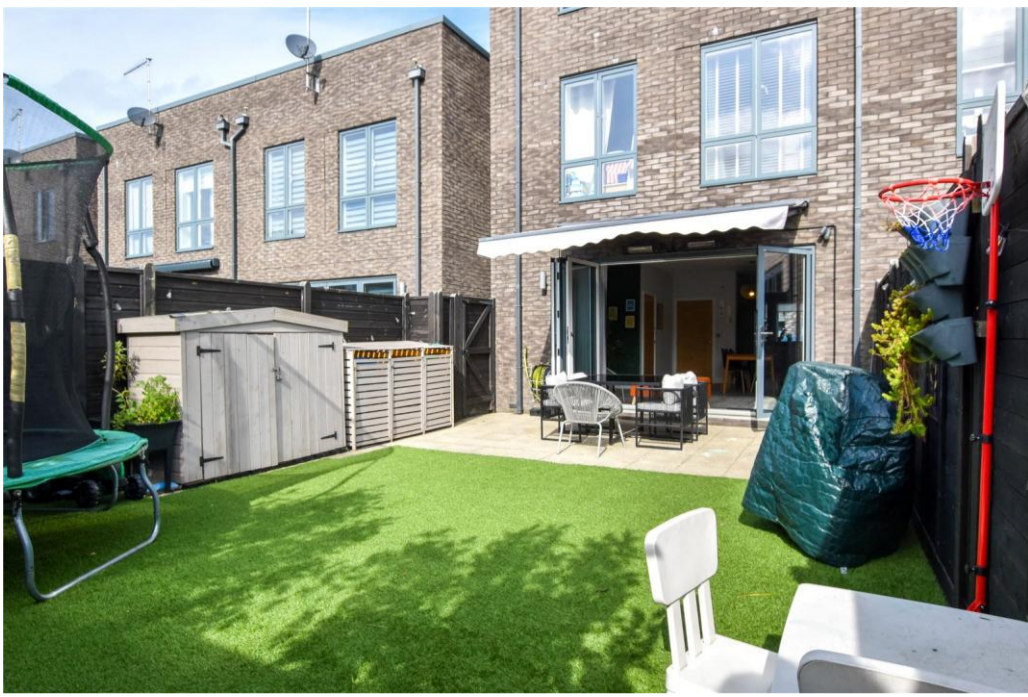


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Whilst 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. This 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 Mapbox 5/2023



TOTAL FLOOR AREA : 1426 sq. ft. (132.5 sq. m.) approx.



## ASKING PRICE £700,000

Positioned on the SOUGHT AFTER Green Walk development in West Didsbury is this STUNNING four bed semi-detached TOWNHOUSE with ROOF TERRACE, located within a moment of WEST DIDSBURY VILLAGE offering an array of bars, shops and restaurants on your door step, offering an array of bars, shops and restaurants on your door step, and perfect for commuters being close to the metro, bus routes and motorway links. Offered for sale with NO ONWARD CHAIN.

The property comprises of entrance hallway, W/C with toilet and wash hand basin, open plan lounge/diner and kitchen. The spacious open plan lounge/diner sits to the rear aspect of the property, with a large storage cupboard, tiled flooring and large tri-fold doors leading to the rear garden. The living/dining room has ample space for free standing living/dining room furniture. The kitchen has ample base and eye-level units with breakfast bar with integrated microwave, double ovens, and induction hob with extractor over and washing machine, a breakfast bar offers a seating area for two bar stools and a window looks out to the front aspect of the property.

To the first floor there are three bedrooms, with bedroom one sitting to the front of the property and benefits from fitted wardrobes and en-suite with large shower cubicle, wash hand basin, toilet, and large wall mounted mirror, and a frosted window to the front aspect. The two further bedrooms sit to the back of the property. There is also a large family bathroom, comprising of bath with handheld shower, wash basin, toilet and large wall mounted mirror. There is also a useful storage cupboard on the landing. Floors lead up to the second floor, revealing a further lounge, bedroom and shower room with large shower cubicle, wash basin and toilet. The lounge boasts large patio doors leading to the decked roof terrace, with glass balcony and seating area.

Externally to the front of the property is a block paved driveway for two cars, EV charging point and a path to the side of the property leading to the rear gated garden which is mainly laid to lawn, with paved patio off the lounge/diner. A retractable awning covers the patio area offering a fantastic inside/outside entertaining space.

Freehold  
Council Tax Band: F  
1426 SQ FT

## *"Stunning Four Bed Town House with Roof Terrace"*

