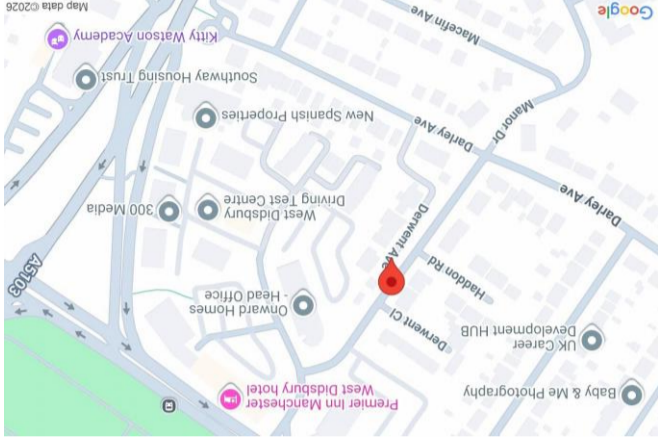


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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PJK



What 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 operability or efficiency can be given.
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TOTAL FLOOR AREA : 2225 sq.ft. (206.7 sq.m.) approx.



PHILIP JAMES
 KENNEDY

5 DERWENT AVENUE
 CHORLTON, M21 7QP



OFFERS OVER £725,000

An IMPRESSIVE EXTENDED MODERN TOWNHOUSE with STUNNING PRESENTATION and BRIGHT AND SPACIOUS ACCOMMODATION throughout. 2225 Sq.Ft.

The wonderful property features a SPECTACULAR OPEN-PLAN LIVING KITCHEN, UTILITY & DOWNSTAIRS WC, SIX BEDROOMS and THREE BEAUTIFULLY DESIGNED BATHROOMS/PRINCIPAL SUITE. Occupying a preferred position, set back from the main road, the property is ideally located within walking distance of the fashionable Chorlton and West Didsbury Villages with their vast array of independent café, bars and independent shops, as well as being close to Chorlton Water Park, walks along the River Mersey and many local reputable schools.

The accommodation consists of an enclosed porch, opening into the welcoming entrance hall with stairs rising to the first floor.

There is a magnificent open-plan, dining kitchen which is flooded with natural light via the roof lights above and bi-folding doors, opening to the landscaped gardens. This area provides a perfect space for day-to-day family living and entertaining. The kitchen is fitted with a comprehensive range of stylish contemporary units complemented with a feature central island and integrated appliances.

Opening from the kitchen is the utility room and WC with stairs rising to the first floor annexe revealing a bedroom, currently being used as an office.

Stairs from the entrance hall rise to the first floor revealing the elegantly proportioned living room, that the current owners also use as a home cinema. There is a generous double bedroom with bespoke fitted wardrobes and access through to the stylish Jack & Jill family bathroom, also accessible from the landing.

To the second floor are two well-proportioned double bedrooms both sharing a modern en-suite shower room, with the front bedroom having double doors opening out to the balcony. Further to the second floor is a large single bedroom.

Stairs continue to rise to the third floor, occupied by the impressive principal bedroom with beautifully appointed en-suite shower room.

Set back from the main road, the property is approached via a block paved driveway providing off-road parking and access to the garage, running alongside a landscaped garden frontage and block paved path leading to the front door. To the rear is the private enclosed landscaped garden, mainly laid to lawn, with decked areas, providing the ideal spots for entertaining in the warmer months.

Freehold
Council Tax Band: E
Approx. 2225 Sq.Ft

