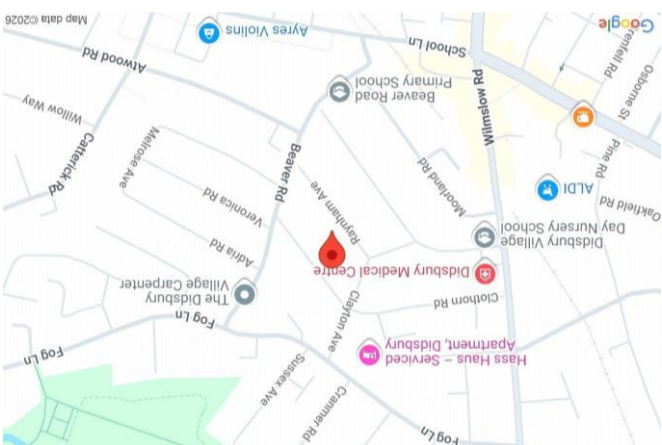


www.philipjames.co.uk
 0161 448 1234 | didsbury@philipjames.co.uk
 679-681 Willmslow Road, Didsbury, Manchester, M20 6RA



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		68 D	72 C



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 floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission on the floorplans. This plan is 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.
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PHILIP JAMES
KENNEDY

3 RAYNHAM AVENUE
DIDSBURY VILLAGE, M20 6BW



ASKING PRICE £1,495,000

A TRULY MAGNIFICENT DOUBLE-FRONTED EDWARDIAN DETACHED FAMILY RESIDENCE, WITH GRAND PROPORTIONS and MANY EXQUISITE CHARACTER FEATURES throughout. The wonderful property boasts THREE RECEPTION ROOMS, FIVE DOUBLE BEDROOMS and THREE BATHROOMS/LUXURY PRINCIPAL SUITE. POSITIONED ON ONE OF THE VILLAGE'S MOST SOUGHT-AFTER TREE-LINED ROADS, the property is just a moment's stroll into the heart of the village and close to many highly regarded schools. Offered for sale with NO ONWARD CHAIN. 2,822 Sq.Ft

The substantial accommodation is set over three floors, consisting of an entrance hallway with feature spindle balustrade turning staircase rising to the first floor. To the front of the property are two elegantly proportioned reception rooms, both with log-burning stoves and character mantles, and large coloured leaded bay windows, bathing the rooms in natural light and enjoying views over the garden frontage. A further reception room to the rear provides access to the garden store and rear garden. The kitchen sits to the rear of the property, fitted with a comprehensive range of contemporary units complemented by integrated appliances. A door opens out to the garden. Further to the ground floor is the utility room and WC.

Stairs rise from the hallway to the split-level landing featuring a large bay window providing excellent natural light. The stairs continue to the open first floor landing, revealing three generous double bedrooms. The principal bedroom features a large bay window, a feature stained glass window, a log-burning stove, a walk-through dressing room and a sleek modern ensuite shower room. The floor is further served by the stylish modern four-piece family bathroom.

Stairs continue to the upper split-level landing, where coloured leaded windows to the front elevation create an attractive focal point, before continuing to the second floor, which provides two further well-proportioned double bedrooms, served by a classic style bathroom.

The property is approached via the pillared double gates opening onto the block-paved driveway, with an area of landscaped garden frontage alongside, enjoying a high level of privacy from the tall privet hedge. A gate to the side of the property leads through to the attractive and fully enclosed garden, mainly laid to lawn with a block-paved patio, providing the perfect spot for outdoor entertaining, all framed by mature borders.

Freehold
Approx. 2822 Sq.Ft
Council Tax Band: G

"A Grand Edwardian Detached Family Home"

