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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.

TOTAL FLOOR AREA : 1181 sq.ft. (109.7 sq.m.) approx.
 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. The 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

38 HATHERLEY ROAD
WITHINGTON, M20 4RU



ASKING PRICE £475,000

A WONDERFUL three bedroom TRADITIONAL and EXTENDED SEMI-DETACHED FAMILY HOME with an ATTRACTIVE LANDSCAPED GARDEN, located within striking distance of Didsbury and Withington villages, with a wide range of shops, bars and restaurants within easy reach, as well as many local reputable schools.

The accommodation reveals an open glass porch, which opens up to the spacious entrance hall. There is an elegantly proportioned open plan living and dining room, bathed in natural light from the bay window and sliding doors, which lead through to the conservatory bar area – the perfect space for day-to-day family living and entertaining. Access from the conservatory opens out onto the Westerly facing patio and garden.

To the rear of the property is the kitchen, with fitted wall and base units and integrated appliances, also space for freestanding appliances and dining furniture. The kitchen also provides access to the garden and to the side of the property.

Stairs rise from the entrance to the first floor which reveals two generous double bedrooms and a single. The property is served by the contemporary family bathroom with a walk in shower.

The property is approached by a driveway with an area of garden frontage running alongside. Gates to the side of the property lead through to the attractive garden which is mainly laid to lawn and fringed with mature trees and shrubs. There is a paved patio area, accessible from the conservatory which provides an ideal space for outdoor entertaining.

Additionally, there is a stand-alone garage which is ideal for storage.

Freehold
Council Tax Band: C
Approx. 1,181 Sq.Ft

"A Beautiful Semi- Detached Family Home"

