

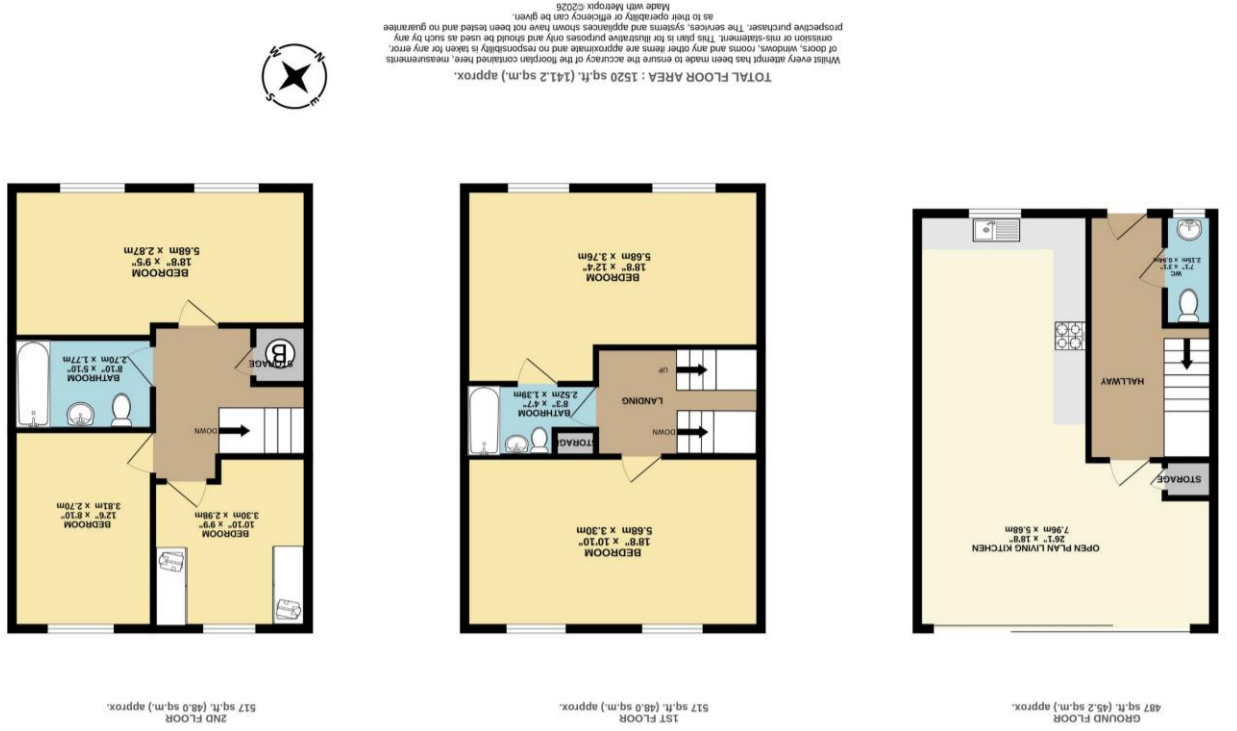
www.philipjames.co.uk  
 0161 448 1234 | didsbury@philipjames.co.uk  
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA



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

Current: 87 B  
 Potential: 96 A

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.

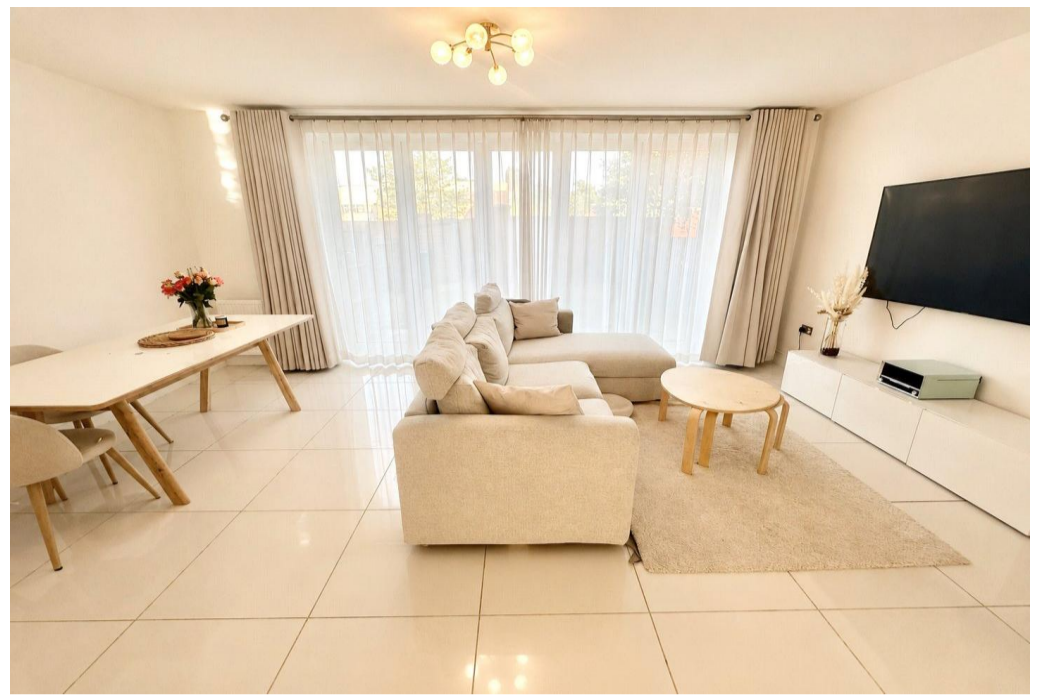


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.  
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PHILIP JAMES  
KENNEDY

22 CHRISTIE WAY  
CHORLTON, M21 7QY



## ASKING PRICE £650,000

An IMPRESSIVE MODERN FAMILY HOME, with EXCEPTIONALLY PRESENTED, BRIGHT AND SPACIOUS ACCOMMODATION throughout, it boasts a BEAUTIFULLY DESIGNED OPEN PLAN LIVING KITCHEN, FIVE BEDROOMS and TWO BATHROOMS. 1520 Sq.Ft

Occupying a South Easterly facing garden plot, the property is positioned on an exclusive cul-de-sac development, located within striking distance of both of the trendy Chorlton and West Didsbury villages.

The property consists of a welcoming entrance hallway with stairs to the first floor and a downstairs WC. The hallway opens into the spectacular open-plan living kitchen, fitted with a selection of sleek contemporary units and complemented by integrated appliances and granite tops. The room also offers ample space for a large dining table and chairs and sitting area creating the ideal space for entertaining and day-to-day family living. The room is bathed in natural light from the bi-fold doors opening out to the South Easterly facing lawned gardens.

To the first floor offers two well-proportioned double bedrooms, both served by a modern bathroom, which is accessible from both the landing and one of the bedrooms as an en-suite.

The second floor reveals three bright and spacious bedrooms, served by the stylish family bathroom.

The property is approached via a driveway providing access to the garage. To the rear is the enclosed, landscaped garden, ideal for outdoor entertaining, with an area of lawn beyond and tall wooden fence surrounding.

*"A Stunning And Contemporary Five Bedroom Semi-Detached Home"*



Freehold  
Approx. 1520 Sq.Ft  
Council Tax Band: F  
Service Charge: £577.54 per annum

