

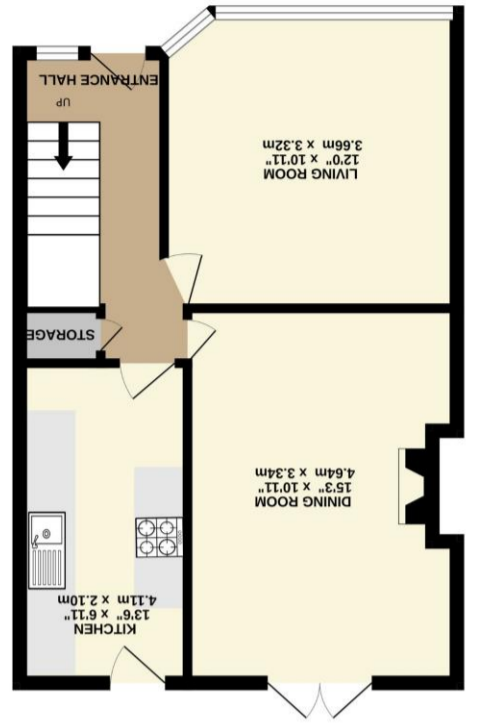
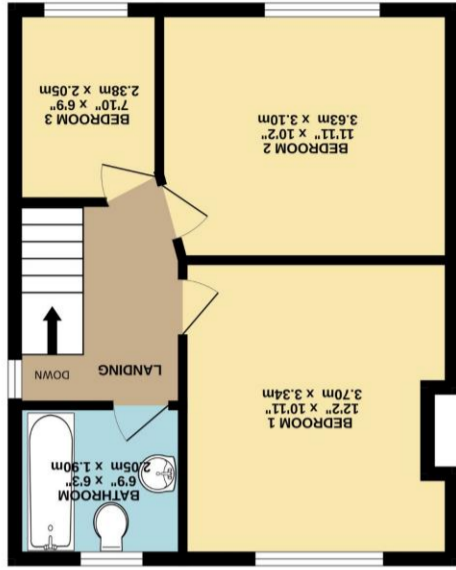
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Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	62 D	
69-80	C		
81-91	B		81 B
92+	A		

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 mis-statement. 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.  
 Made with Metropix 5/2026





## ASKING PRICE £475,000

A BEAUTIFULLY presented THREE BEDROOM family home, with TWO RECEPTION ROOMS and ATTRACTIVE SOUTHERLY FACING GARDEN. Positioned on a quiet cul-de-sac, located within walking distance of the sought after Didsbury Village offering an abundance of independent café bars, restaurants and boutiques, as well as being close to many reputable schools. 858 Sq Ft

The ground floor consists of a welcoming and spacious hallway, which first leads you to the living room to the front of the property, with a large bay window overlooking the garden frontage. To the rear is the dining room with patio doors flooding the room with natural light and leading onto the beautiful garden.

The kitchen is fitted with stylish bespoke units and a range of integrated and freestanding appliances. The kitchen also provides access to the garden.

Stairs from the hallway rise to the first floor which reveals two well-proportioned double bedrooms and a single bedroom, which could also be used as a study. The property is served by a contemporary family bathroom.

The property is approached via a pathway, with a small garden frontage alongside. A gate to the side of the property leads through to the wonderful landscaped rear garden which is mainly laid to lawn, with two patio areas that provide ideal areas for entertaining in the warmer months.

Freehold  
Approx. 858 Sq Ft  
Council Tax Band: C

## "A Beautifully Presented Three Bedroom Family Home"

