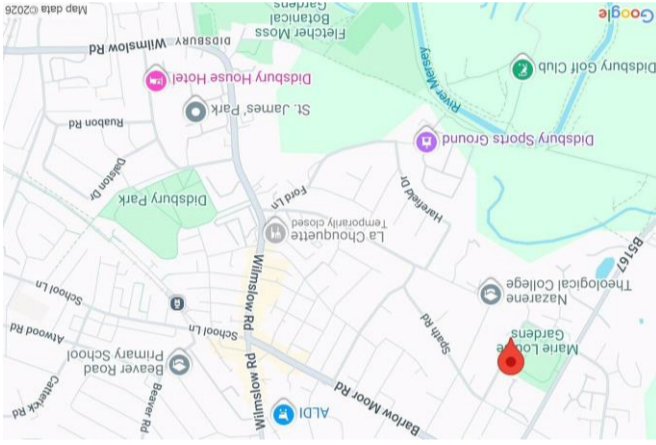


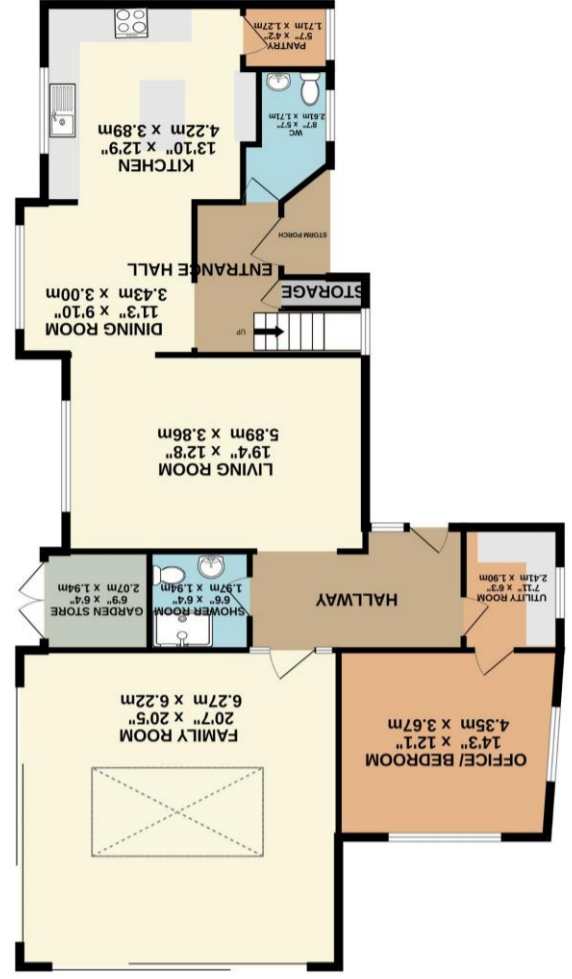
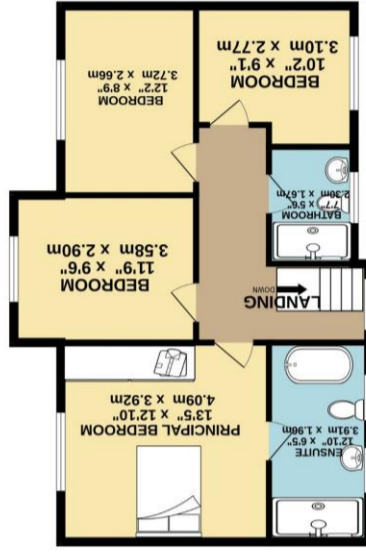
www.philipjames.co.uk
 0161 448 1234 | didsbury@philipjames.co.uk
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

Score	Energy rating	Potential
1-20	G	
21-38	F	
39-54	E	
55-68	D	
69-80	C	73 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.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for guidance 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 is given as to their operability or efficiency. Can be given.



PHILIP JAMES
 KENNEDY

1 CANTERBURY PARK
 DIDSBURY, M20 2UQ



ASKING PRICE £1,395,000

A TRULY MAGNIFICENT DETACHED FAMILY HOME, which has been EXTENDED and BEAUTIFULLY DESIGNED with STUNNING PRESENTATION THROUGHOUT. The wonderful home boasts: THREE DISTINCT RECEPTION ROOMS, A SPECTACULAR EXTENDED FAMILY ROOM FEATURING FLOOR TO CEILING WINDOWS AND SKYLIGHT, DESIGNER KITCHEN, FIVE DOUBLE BEDROOMS, THREE BEAUTIFULLY APPOINTED BATHROOMS and a WESTERLY FACING LANDSCAPED GARDEN.

The property is positioned on one of Didsbury's most sought-after tree lined roads, with a PRIVATE and SECLUDED SETTING. Located within striking distance to both Didsbury and West Didsbury Village and close to many local reputable schools. Approx. 2,205 Sq.Ft

Entering the home, the property reveals a welcoming entrance hallway with WC and staircase rising to the first floor. To the front of the property is the spacious dining room that seamlessly leads into a fitted designer kitchen, complete with an extensive range of brand-new units and modern finishes, creating the perfect setting for everyday living.

The dining room leads through to the inviting living room, providing a sociable layout and ample space for furniture. Beyond, the impressive open-plan family room offers a stunning extension of the home, flooded with natural light through floor-to-ceiling windows and a large skylight. Bi-fold doors fold completely away, creating the ultimate indoor-outdoor lifestyle—ideal for summer entertaining, family gatherings, or simply relaxing while enjoying views of the garden.

Also accessed via the ground floor is a well-appointed utility room, an elegant shower room, and a beautifully presented home office, which could also serve as a further bedroom. The ground floor boasts newly installed luxury flooring throughout.

Stairs rise from the entrance hall to the first floor, which reveals five generously sized double bedrooms. The principal bedroom features bespoke fitted wardrobes and a boutique-inspired four-piece en-suite bathroom - designed with relaxation in mind and featuring a stunning freestanding bath.

The first floor is also served by a stylish shower room.

The property is approached via an expansive driveway, offering generous off-road parking. To the rear, a beautifully landscaped westerly facing garden provides a private and secluded haven, bordered by mature trees and established hedging that enhance both the sense of tranquillity and privacy.

This exceptional property combines contemporary design with comfort, making it a wonderful home for modern family life.

Approx. 2,205 Sq.Ft
Tax Band: G
Freehold

*"A Beautifully Designed
Detached Family Home In
Prime Didsbury Village
Location"*

