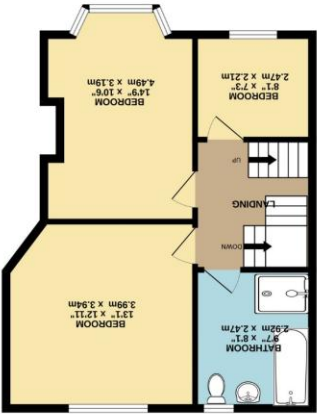


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

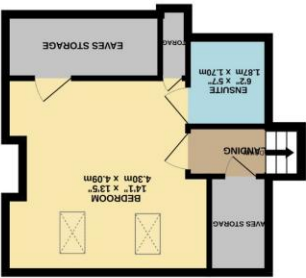
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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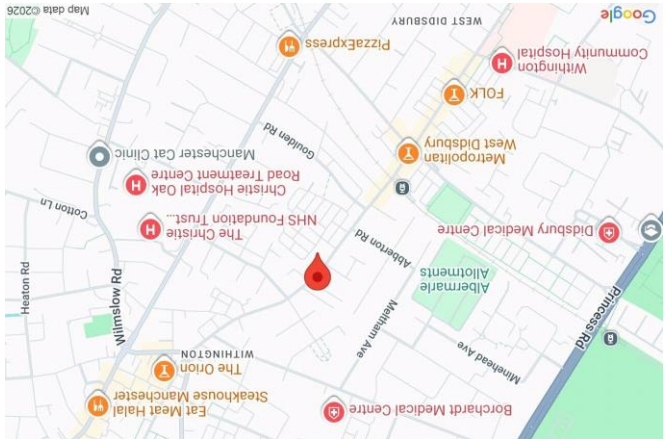
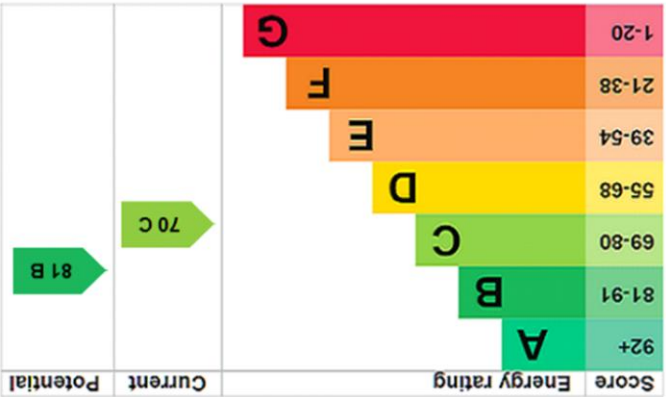
GROUND FLOOR
627 sq. ft. (58.3 sq.m.) approx.



1ST FLOOR
515 sq. ft. (47.8 sq.m.) approx.



2ND FLOOR
320 sq. ft. (29.7 sq.m.) approx.



PHILIP JAMES
KENNEDY

4 NEWTON AVENUE
WEST DIDSBURY, M20 1JJ



ASKING PRICE £640,000

A WONDERFUL BAY-FRONTED VICTORIAN MANSION TERRACE with IMMACULATE PRESENTATION throughout while RETAINING PERIOD FEATURES. The property is arranged over THREE FLOORS, boasting FOUR BEDROOMS, TWO BATHROOMS and a GENEROUS KITCHEN DINING ROOM.

Occupying a Westerly facing garden plot, the property is positioned on a quiet tree lined road, conveniently located within a moment's walk to fashionable West Didsbury village, with the Metrolink station on Burton Road also within easy reach. Approx. 1,462 Sq Ft

The ground floor consists of a welcoming entrance hallway, with stairs rising to the first floor.

To the front of the property is the impressive living room with a large bay window overlooking the garden frontage, the room offers a high ceiling and features a cast iron fireplace.

To the rear of the property is a generous dining and kitchen room, fitted with stylish bespoke fitted cabinets and complemented with integrated appliances. Patio doors also lead out to the delightful Westerly facing garden.

The first floor reveals two well-proportioned double bedrooms, the principal bedroom has a spectacular bay window and has an abundance of space for fitted or freestanding wardrobes. There is a further single bedroom, which could also be an office or nursery.

The first floor is served by a well-appointed modern family bathroom featuring a walk-in shower and bath.

The stairs rise to the second floor, leading you to a further bedroom, featuring exposed brick and skylights, which flood the room with natural light. The second floor is served by a newly fitted en-suite shower room.

The property is approached via a pathway, with a small garden frontage alongside, enclosed with an original dwarf wall and hedging. To the rear is an attractive and fully enclosed, Westerly facing village garden with space for patio furniture - offering an ideal space for al fresco dining and entertaining. The garden also benefits from a garden room for storage.

Freehold
Council Tax Band: D
Approx. 1,462 Sq Ft

*"A Wonderful Bay-Fronted
Victorian Mansion
Terrace in West Didsbury
Village"*

