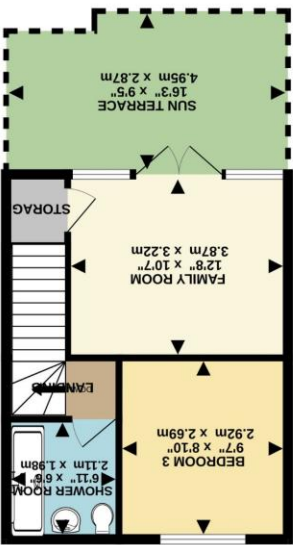
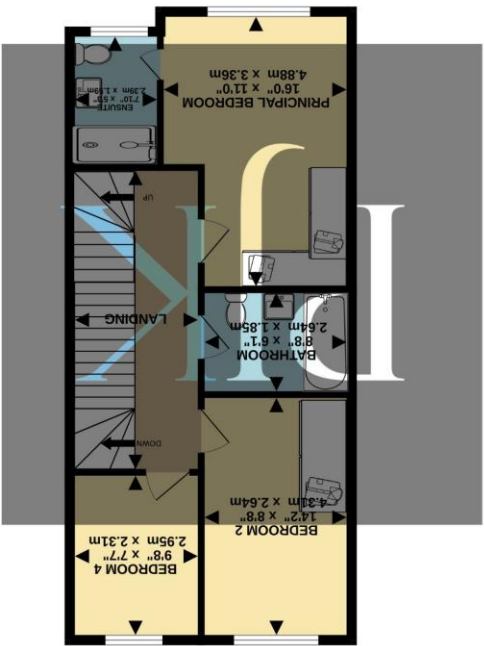


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

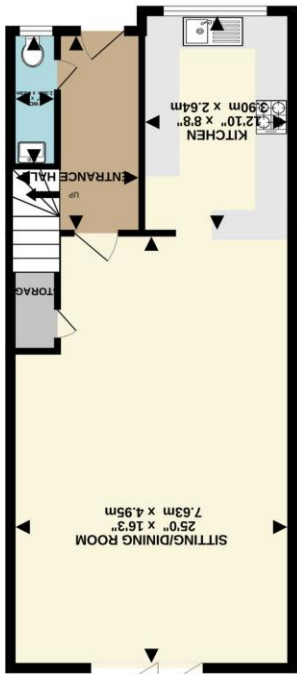
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2024



341 sq.ft. (31.7 sq.m.) approx.



582 sq.ft. (54.0 sq.m.) approx.



608 sq.ft. (56.3 sq.m.) approx.



Energy Efficiency Rating		
England, Scotland & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92+)	A	
Very energy efficient - lower running costs		
Current		
84		
Potential		
93		

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PHILIP JAMES
KENNEDY

13 LAKENHEATH CLOSE
DIDSBURY, MANCHESTER, M20 2WP



ASKING PRICE £760,000

A SIMPLY STUNNING modern semi-detached townhouse with IMMACULATE PRESENTATION throughout and DIRECTLY SOUTH FACING WALK OUT SUN TERRACE, positioned on THIS SOUGHT AFTER MODERN DEVELOPMENT just a short walk from Didsbury Village offering an array of independent shops, bars and restaurants as well as many reputable schools and the Metrolink. 1529 Sq Ft

This beautifully presented property, built by award-winning developer PJ Livesey, has been designed with modern living in mind.

The accommodation is set over three floors and comprises of an entrance hallway with ideal downstairs W.C. There is a bright and spacious, open plan living/dining room with ample space for living and dining room furniture whilst incorporated is a bespoke fitted kitchen, finished with a complete range of integrated appliances and a practical breakfast bar with space for bar stools, all complimented by white quartz tops. The room is flooded with natural light from the full-width bi-folding doors, perfect for seamlessly merging the outdoors and your living space in the warmer months.

The first floor reveals three bedrooms with the principal bedroom boasting a stylish en-suite shower room and bespoke fitted wardrobes. The floor is further served by a three piece luxury family bathroom suite.

To the top floor there are a further double bedroom and lounge with direct access out onto the large directly South facing walk-out terrace offering ample space for outdoor table and chairs where you can enjoy elevated views of the skyline.

The property lies within beautifully landscaped grounds, set within a private courtyard and boasts off-road allocated parking for two vehicles. The rear landscaped garden is mainly laid to lawn with flagstone patio seating area, all enclosed by timber fencing and timber gate.

1529 gross sq ft
Tax Band: F
Freehold

"Simply Stunning Semi-Detached Home On A Sought After Development"

