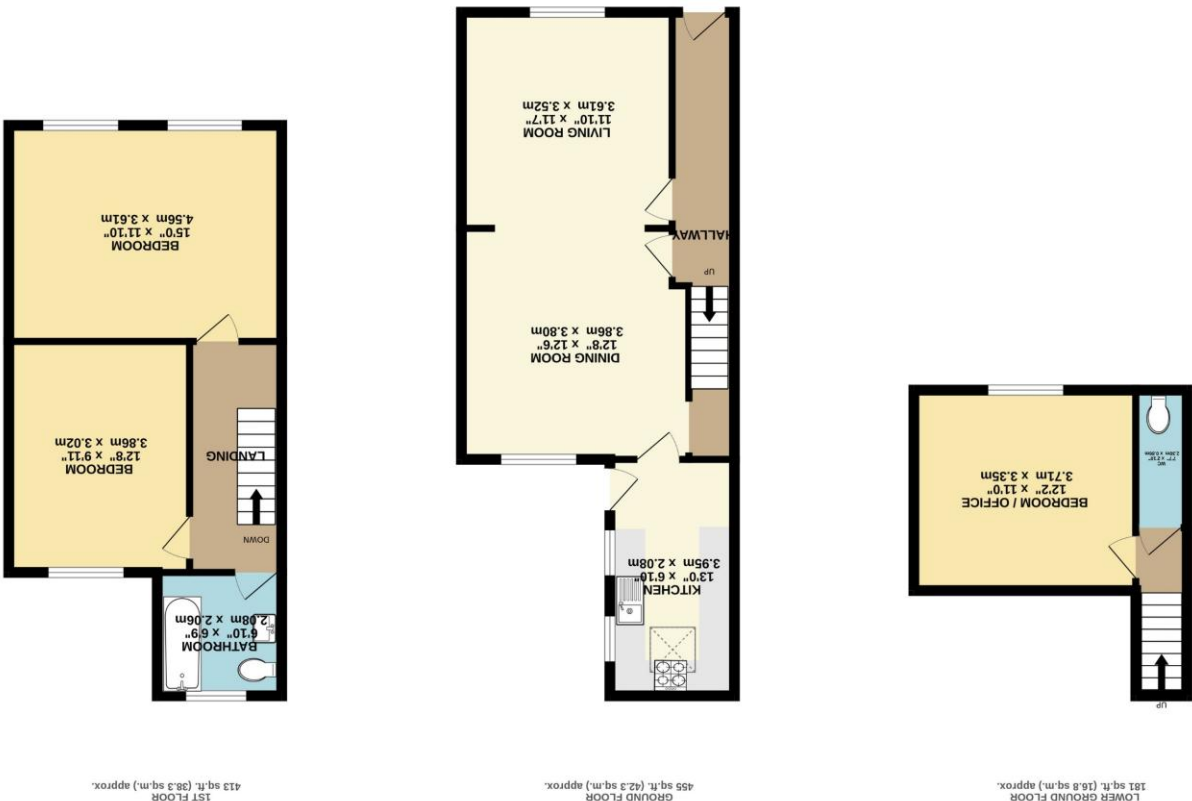


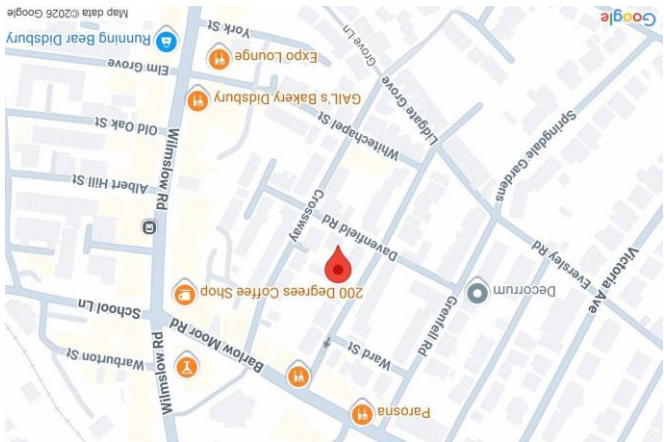
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 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 Metropia 5/2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67 D	73 C



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PHILIP JAMES
KENNEDY

7 DAVENFIELD ROAD
DIDSBURY VILLAGE, M20 6TL



ASKING PRICE £550,000

A DELIGHTFUL VICTORIAN SEMI-DETACHED HOME, boasting STYLISH PRESENTATION arranged OVER THREE FLOORS and A CHARMING COURTYARD GARDEN. Conveniently located centrally within Didsbury village, with a range of shops, bars and restaurants within easy reach, along with the Metrolink station and Didsbury park. Offered for sale with NO ONWARD CHAIN. 1,049 Sq Ft.

The welcoming entrance opens into a bright and spacious living room, featuring high ceilings and an attractive cast iron fireplace that creates a warm and inviting focal point.

An elegant archway leads seamlessly into the generous dining room, complete with a charming log-burning stove and offering ample space for family dining and entertaining.

To the rear of the property is a stylish extended kitchen, beautifully fitted with a range of wall and base units, complemented by granite work surfaces and integrated appliances. A large skylight floods the space with natural light, while a door provides direct access to the enclosed rear garden.

Stairs descend from the kitchen to the converted lower ground floor, which has been thoughtfully converted to create a third double bedroom, which is currently used as an office. The lower ground floor is served by a WC.

The first floor reveals two well-proportioned double bedrooms, both offering generous space for either fitted or freestanding furniture. The property is served by a beautifully appointed contemporary bathroom, fitted with a stylish three-piece suite.

The property is approached via an area of garden frontage, which is enclosed with a dwarf wall to the front. To the rear is the delightful walled courtyard garden, with a generous flagged patio and is not overlooked - ideal for al fresco dining and entertaining.

Freehold
Council Tax Band: C
Approx. 1,049 Sq.Ft

*"A Delightful Victorian
Semi-Detached Home In
The Heart Of Didsbury
Village"*

