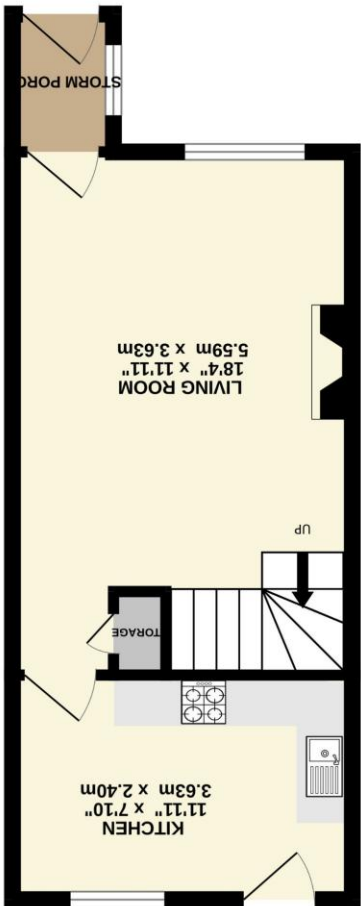
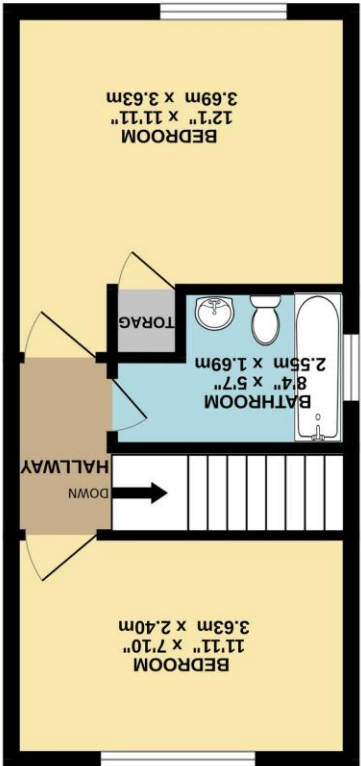


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

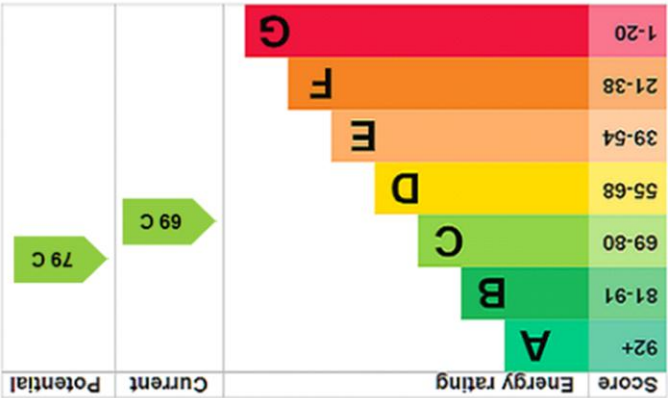
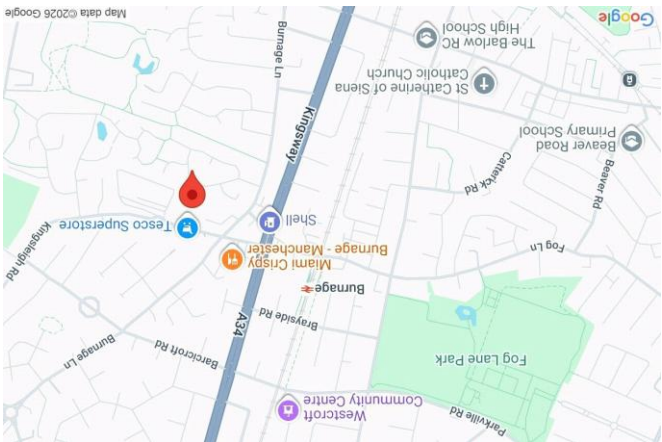
TOTAL FLOOR AREA : 637 sq.ft. (59.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan 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.
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GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



PJK

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ASKING PRICE £325,000

A WONDERFUL and WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED home with BRIGHT accommodation throughout and WESTERLY FACING GARDEN. CONVENIENTLY LOCATED on a quiet cul-de-sac, within striking distance to both DIDSBURY and BURNAGE VILLAGE, with a wide array of shops, bars and restaurants, as well as fantastic transport links. Approx. 637 Sq.Ft

The property opens into the spacious living room, with views over the attractive front garden and features a gas fireplace.

The living room leads through to the kitchen, which is fitted with a selection of contemporary units with both integrated appliances and space for freestanding appliances and dining furniture. The kitchen also benefits from access to the private garden.

Stairs from the living room rise to the first floor; occupied by two generously proportioned double bedrooms.

The property is served by a contemporary three-piece bathroom.

The property is approached via a generous driveway, running alongside an area of garden frontage. To the rear is the enclosed private garden, mainly laid to lawn with a flagstone patio - providing the perfect spot for outdoor dining in the warmer months.

There is also a single storey garage.

Leasehold/ 999 years from 1 January 1984
Ground Rent: £40.00 per annum
Council Tax Band: C
Approx. 637 Sq.Ft

"A Wonderful and Well-Presented Semi-Detached Family Home"

