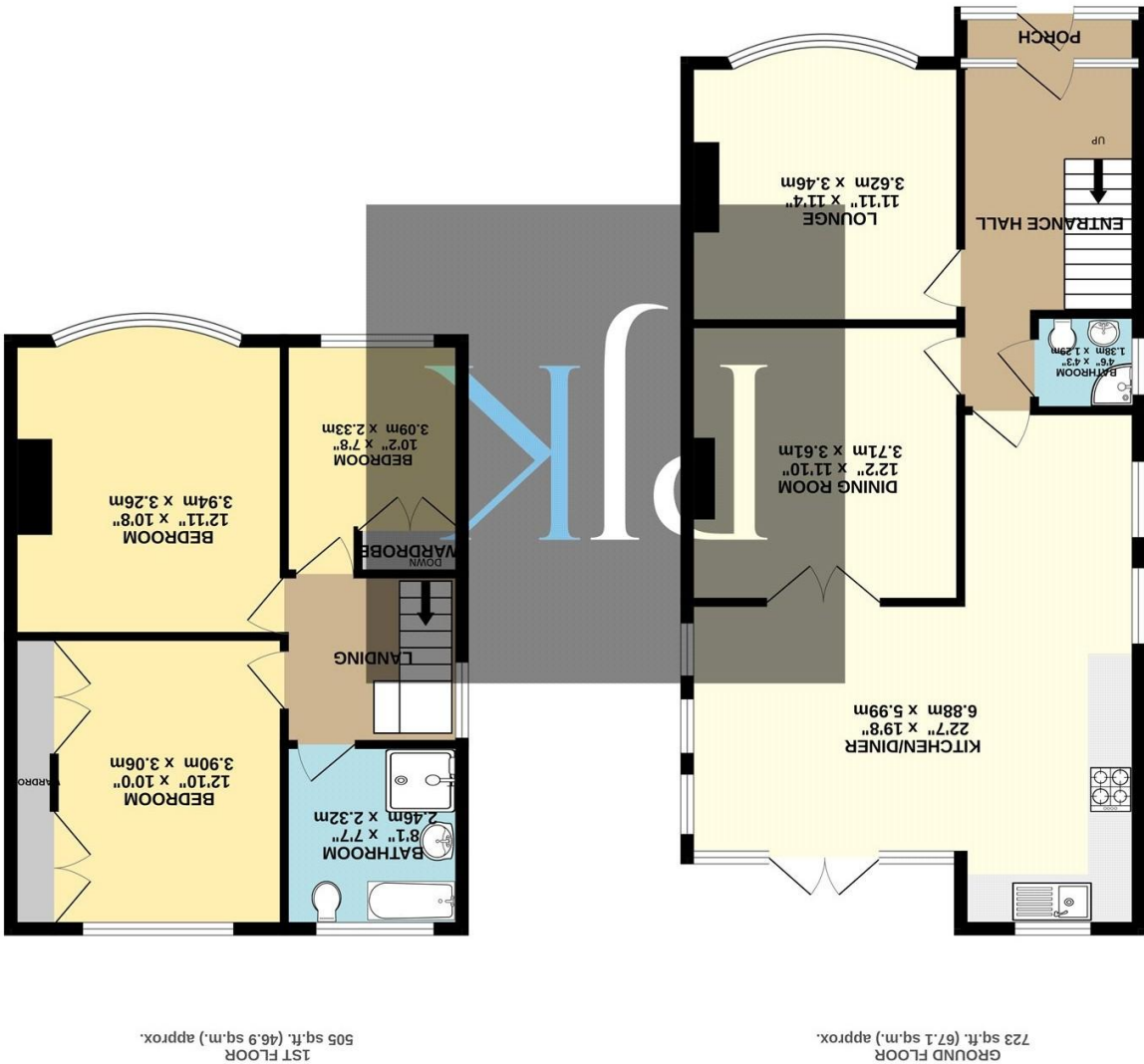


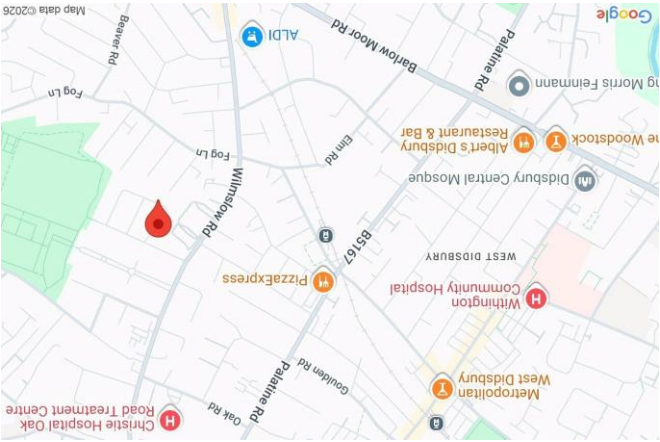
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



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		
		42 E	78 C



PHILIP JAMES
KENNEDY

34 BROOKLAWN DRIVE
DIDSBURY, M20 3GZ



ASKING PRICE £675,000

A TRADITIONAL EXTENDED SEMI-DETACHED HOME with a HOST OF ORIGINAL PERIOD FEATURES, and WELL-PROPORTIONED ACCOMMODATION throughout. The property BOASTS THREE DOUBLE BEDROOMS, a SPECTACULAR OPEN PLAN KITCHEN LIVING, and a further TWO RECEPTION ROOMS.

Occupying a STUNNING SOUTH FACING CORNER GARDEN PLOT, the property is located within striking distance of both Didsbury and West Didsbury villages, offering an array of independent shops, café bars and restaurants, as well as the quaint open green spaces of Fog Lane Park and Didsbury Park. Approx. 1,228 Sq.Ft

The accommodation reveals an enclosed porch opening into the entrance hall, with a shower room and stairs rising to the first floor. To the front of the property is the generously sized living room, featuring high ceilings and a bay window overlooking the garden frontage.

Further down the hall is a well-appointed dining room, with a feature fireplace and an abundance of space for freestanding furniture – the perfect space for entertaining. Double doors flow through to the conservatory, which floods the room with natural light and provides access to the south facing garden.

To the rear of the property is the open plan living kitchen, which has been thoughtfully designed with a range of bespoke fitted units, complemented with integrated appliances. The room flows seamlessly to the dining area - a wonderful space for everyday family living.

The first floor reveals three beautifully designed double bedrooms. The double bedroom to the rear of the property benefits from bespoke fitted wardrobes and wonderful views over the south facing garden.

The property is served by a modern four-piece family bathroom.

The property is approached via a driveway with an area of garden frontage running alongside. A gate to the side of the property leads through to the delightful southerly facing garden, which is not overlooked and mainly laid to lawn.

A separate patio area, accessed from the conservatory, provides the ideal outdoor space for those warmer months.

Freehold
Council Tax Band: D
Approx. 1,228 Sq.Ft

"A Traditional Semi-Detached With Stunning Southerly Facing Garden"

