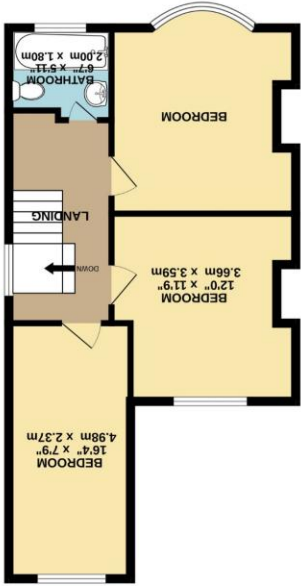
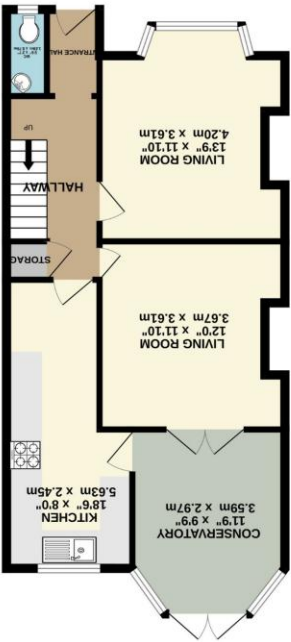


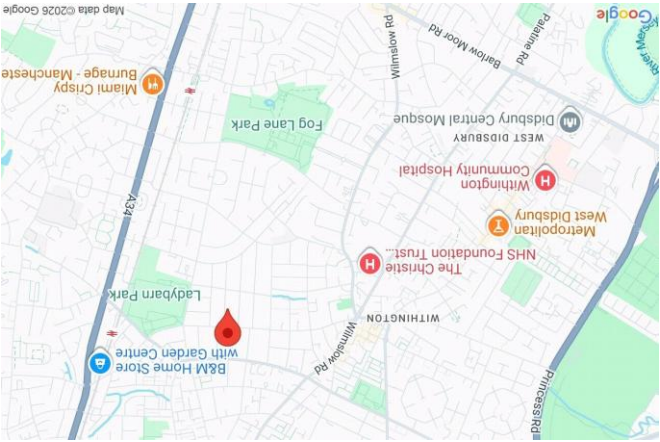
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative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

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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		
		72 C	83 B



PHILIP JAMES
KENNEDY

18 BROOKLEIGH ROAD
WITHINGTON, M20 4NZ



ASKING PRICE £475,000

A wonderful EXTENDED SEMI-DETACHED family home, BOASTING three GENEROUS RECEPTION rooms, three DOUBLE BEDROOMS, an attractive SOUTH-WESTERLY facing garden and an excellent 234 Sq Ft DETACHED GARDEN ROOM.

Ideally positioned within easy reach of the highly sought-after Didsbury and Withington villages, with an excellent range of independent shops, bars, restaurants and reputable local schools nearby. Approx. 1,380 Sq Ft

The property is approached via a porch, leading into a spacious and welcoming entrance hall.

To the front of the property is an elegantly proportioned living room, enjoying an abundance of natural light from the bay window and offering a wonderful space for both family life and entertaining. Down the hallway is a further reception room, with ample space for living and dining furniture. The room also benefits from a gas fire and patio doors providing access to the conservatory.

To the rear of the property is the kitchen, fitted with a range of wall and base units, complemented with integrated appliances. The kitchen also provides access to the conservatory.

The conservatory enjoys delightful views over the south westerly facing garden and provides direct access to the patio.

The ground floor also benefits from a WC and under stair storage.

Stairs rise from the entrance hall to the first floor, revealing three double bedrooms. The principal bedroom benefits from an attractive bay window overlooking the garden frontage.

The property is served by a contemporary family bathroom.

Externally, the property is approached via a driveway with an area of garden frontage alongside. Gated access to the side leads through to the attractive south-westerly facing rear garden, which is predominantly laid to lawn and framed by mature trees and established planting.

The 234 Sq Ft detached garden room offers a fantastic additional space, ideal for use as a home office, gym, or studio.

Freehold
Council Tax Band: C
Approx. 1,380 Sq Ft

"A Beautiful Semi-Detached Family Home"

