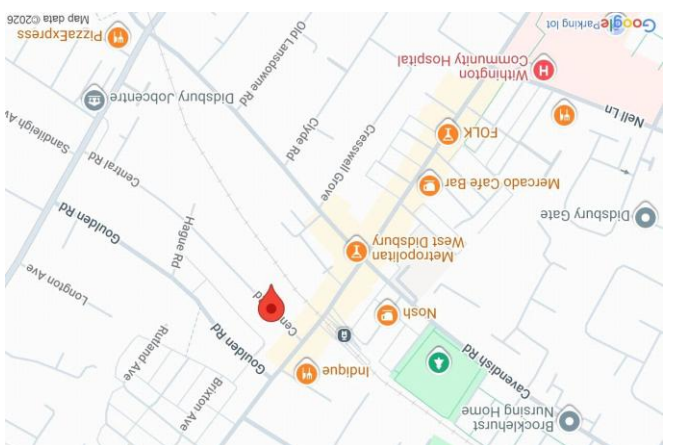


[illegible]

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



PHILIP JAMES
KENNEDY

24 CENTRAL ROAD
WEST DIDSBURY, M20 4ZD



GUIDE PRICE £550,000

A PRIME OPPORTUNITY to acquire a WELL-PROPORTIONED VICTORIAN SEMI-DETACHED home arranged OVER THREE FLOORS with additional UNCONVERTED CELLARS. The property offers EXCELLENT POTENTIAL for FURTHER ENHANCEMENT to create a wonderful home or an INVESTMENT OPPORTUNITY for self-contained apartments.

Located in the HEART OF WEST DIDSBUY, the property is just a short stroll to the fashionable Burton Road with an array of independent shops, café bars and restaurants, as well as being close to the Metrolink and many reputable schools. OFFERED FOR SALE WITH NO ONWARD CHAIN. Approx. 2,996 Sq.Ft

The accommodation consists of; an entrance hallway with stairs rising to the first floor.

Ground floor - To the front of the property is the spacious bay fronted living room with a high corniced ceiling and bay window, bathing the room in natural light. Further down the hallway is the newly fitted kitchen, fitted with base units and complemented with integrated appliances. Stairs from the kitchen lead down to the unconverted cellars, offering the opportunity for further development. (subject to planning). To the rear of the ground floor is a further bay fronted living room, with views over the Westerly facing garden. The ground floor also benefits from a utility room and a contemporary bathroom.

First floor – Stairs rise from the ground floor hallway to the first floor. To the front of the property is a generously sized, bay fronted, open plan kitchen living area, which provides ample space for both living and dining furniture. The second floor also reveals two double bedrooms and a contemporary bathroom with separate WC.

Second floor – Stairs rise further to the second floor, to a spacious landing with skylight. The second floor offers three double bedrooms, which are served by a three-piece bathroom.

The property is approached via a pathway with an area of garden frontage. Access to the side of the property opens into the rear Westerly facing lawned garden, which is enclosed with mature trees and hedging.

Freehold
Council Tax Band: C
Approx. 2,996 Sq Ft

"A Victorian Semi-Detached Home With An Abundance Of Potential In West Disbury"

