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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 tested and no guarantee as to their operability or efficiency can be given.

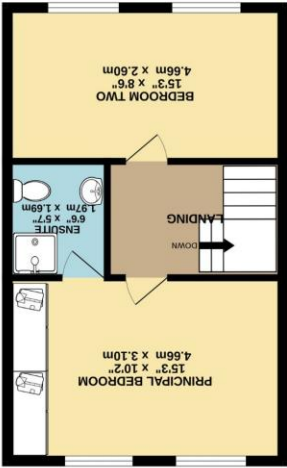
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GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.

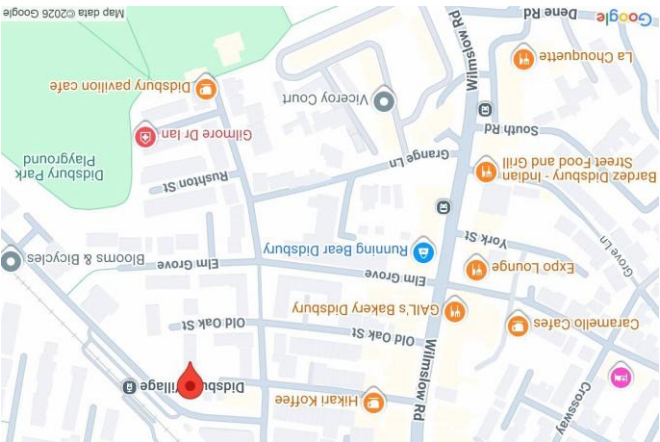


1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.7 sq.m.) approx.

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		
		74 C	74 C



679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

0161 448 1234 | didsbury@philipjames.co.uk

www.philipjames.co.uk

[PJK](#)



PHILIP JAMES
KENNEDY

36 ALBERT HILL STREET
DIDSBURY VILLAGE, M20 6RF



ASKING PRICE £700,000

An IMPRESSIVE TOWNHOUSE offering BEAUTIFULLY PRESENTED accommodation throughout. Arranged over THREE FLOORS, the property BOASTS OPEN PLAN KITCHEN LIVING, FOUR DOUBLE BEDROOMS, TWO BATHROOMS, VILLAGE GARDEN and ALLOCATED PARKING to the rear.

Situated within a private enclave in the heart of Didsbury Village, with a wide range of shops, bars, and restaurants within easy reach, as well as the metro link station. Offered for sale with NO ONWARD CHAIN. Approx. 1,281 Sq.ft

Internally, the property opens into a welcoming hallway with stairs rising to the first floor and a WC with attractive tiling.

To the front of the property is the bay fronted living room, boasting high ceilings and delightful views over the garden frontage.

The living room flows seamlessly through to the stylish fitted kitchen, with bespoke wall and base units complemented with quartz work surfaces, a Belfast sink and integrated appliances.

The kitchen opens into a further living space, with skylights and garden views – bathing the room with natural light. The room offers an abundance of space for living and dining furniture, creating the perfect setting for every day family living.

The ground floor also benefits from a spacious utility room, with a cloak area and access to the enclosed village garden.

Stairs rise to the first floor, revealing two well-proportioned double bedrooms. The first floor is served by a three-piece family bathroom.

Stairs rise further to the second floor, with a further two double bedrooms. The principal bedroom boasts bespoke fitted wardrobes and a modern en-suite bathroom.

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 enclosed village garden, with a patio area providing an ideal space for outdoor entertaining in the warmer months.

The property also benefits from off street allocated parking, which is in a private carpark to the rear.

Freehold
Council Tax Band: F
Approx. 1,281 Sq.Ft

"An Impressive Townhouse In The Heart Of Didsbury Village"

