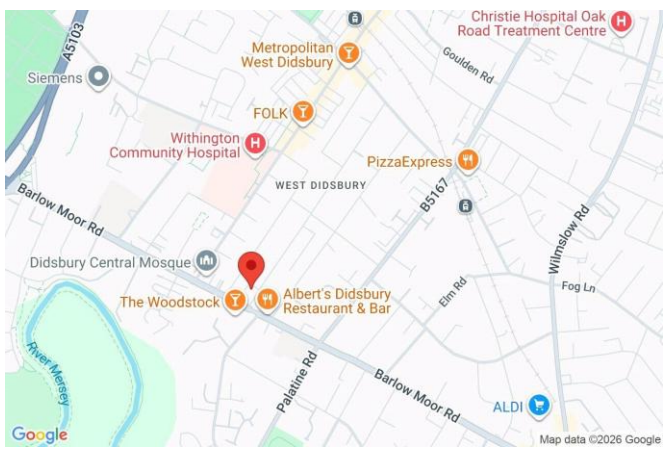
PHILIP JAMES
KENNEDY

114 CLYDE ROAD

WEST DIDSBURY, MANCHESTER, M20 2JN

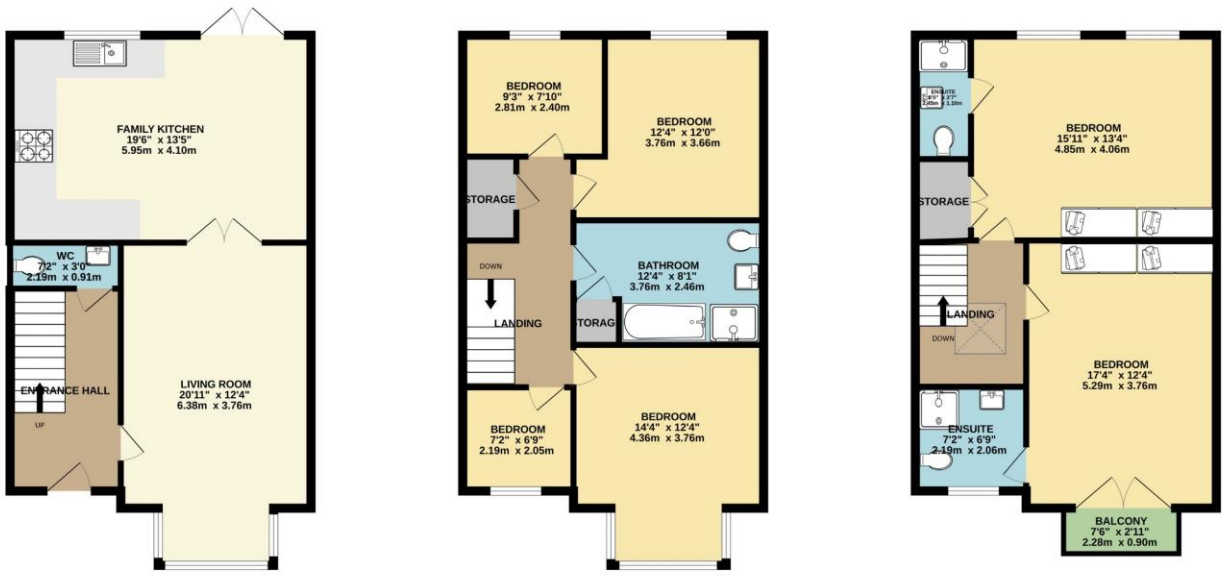




GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.

1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.

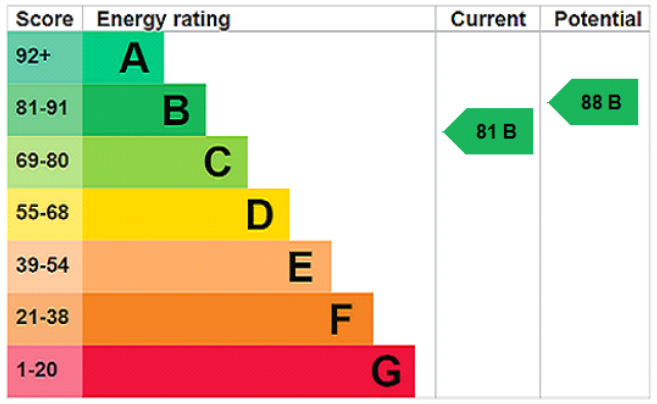
2ND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



M20 2JN!

TOTAL FLOOR AREA : 1892sq.ft. (175.8 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, 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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PJK

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

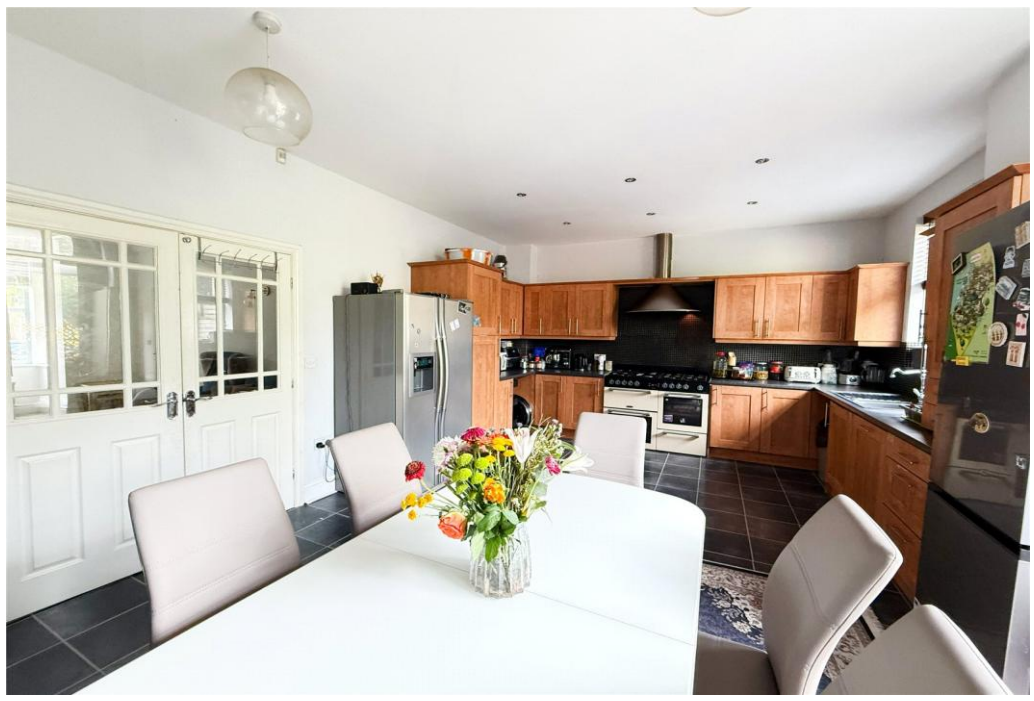
0161 448 1234 | didsbury@philipjames.co.uk

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ASKING PRICE £795,000

A WONDERFUL FAMILY HOME, with SPACIOUS accommodation over THREE FLOORS, boasting SIX BEDROOMS, an ATTRACTIVE REAR GARDEN and allocated GATED PARKING to the rear.

Located within the ALBERT PARK CONSERVATION AREA, and walking distance to West Didsbury village and fashionable Burton Road, its array of independent shops, bars, and restaurants, and the Metrolink station. Approx. 1,892 Sq.ft

The accommodation consists of an entrance hallway with stairs to the first floor and a downstairs WC.

There is a generously sized living room featuring a bay window, bathing the room with natural light. The living room also benefits from a gas fireplace and double doors which lead through to the family dining kitchen.

The kitchen is fitted with a comprehensive range of contemporary wall and base units with space for a range cooker and other freestanding appliances. The kitchen offers ample space for dining furniture – creating the perfect space to day-to-day family living.

The kitchen also provides direct access to the garden.

The first floor reveals four well-proportioned bedrooms. The first floor is served by a four-piece family bathroom with a bath, separate shower, wash basin and WC.

The second floor reveals a further two spacious double bedrooms, both benefiting from fitted wardrobes and en-suite shower rooms. The principal bedroom also offers a balcony, which overlooks the garden frontage.

Externally there is an attractive rear garden, mainly laid to lawn with a patio area suitable for al fresco dining and entertaining. A gate provides access to the gated car park, providing allocated parking for 2 cars.

Freehold
Council Tax Band: F
Approx. 1,892 Sq.ft

"A Wonderful Six Bedroom Family Home In West Didsbury"









