

598 Wilmslow Road, Didsbury, Manchester, M20 3DE



**JP&Brimelow**  
ESTATE AGENTS



5 2 3 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully presented and spacious FIVE DOUBLE BEDROOM Detached home, in a sought-after residential area on Wilmslow Road. Offering excellent transport link, creating easy access to Manchester City Centre, Manchester Airport and Withington village. Close to the famous Didsbury village, with its array of bustling local restaurants, bars and independent shops.

The well-planned accommodation briefly comprises a porch, a welcoming entrance hallway with a downstairs W.C. To the front is a dining room featuring a bay window, while to the rear a spacious living/morning room provides access to the enclosed rear garden. The ground floor is further enhanced by a fitted kitchen, an office, a family room, a cloak room and a utility room.

The first floor comprises four bedrooms, a two-piece bathroom, and a separate W.C. Stairs then lead to the second floor, which features an additional double bedroom with ample storage, along with a three-piece wet room.

This home further features a paved driveway, providing practical off-street parking and both a front garden and a charming rear enclosed lawned garden with a decked seating area. Internal inspection essential to appreciate this fantastic home.

£895,000





## EPC Chart

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|                                             |         | EU Directive 2002/91/EC |



Tenure: Freehold Council Tax Band: E



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