

**1 WALKERSHALL WAY, DIDSBURY EAST, MANCHESTER M20 2EP**

**£795,000**



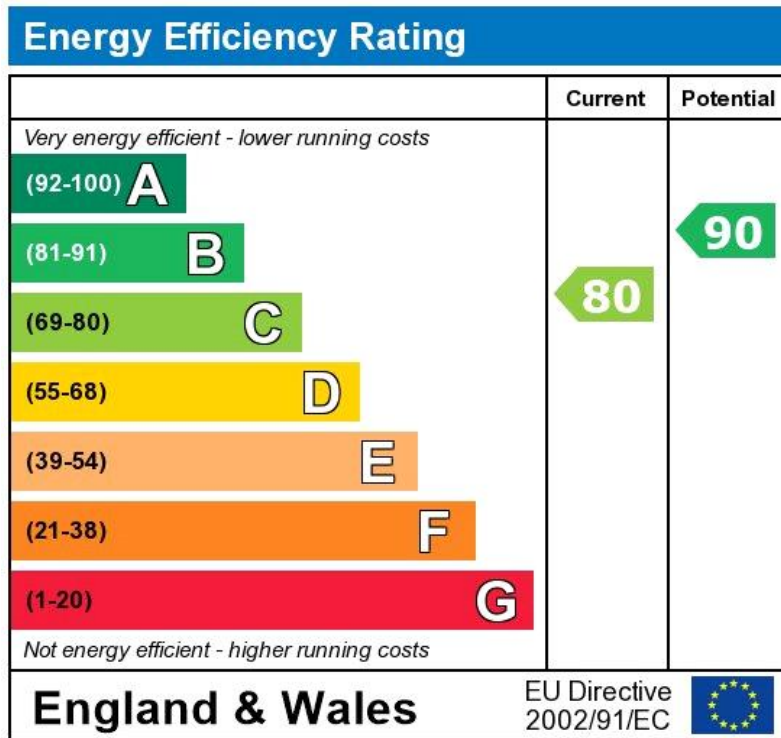
**FOR SALE DETACHED LODGE**

**PROPERTY REFERENCE CODE: RS0005**

# 1 WALKERSHALL WAY, DIDSBURY EAST, MANCHESTER M20 2EP

Extra ordinary Lodge at St James Park Free Hold  
 3 Double Bedrooms with Attached Bath, Walkershall Way-Didsbury East  
 Other Property Features  
 Tenure Freehold  
 Not a listed Property  
 Three Double Bedrooms/Attached Bath  
 Two Private Car Parking Driveway  
 Substantial Living Area  
 Four Entrance

- DOUBLE GLAZING
- ENSUITE BATHROOM
- FIREPLACE
- FITTED KITCHEN
- GARDEN
- NO ONWARD CHAIN
- INTEGRATED APPLIANCES
- OFF-STREET PARKING
- ORIGINAL FIREPLACE
- HIGH QUALITY CARPET
- FREE HOLD
- BUILT IN 1857



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## This property consists of:

Property Description  
 \*NO ONWARD CHAIN\*

HT Homes & estate agents are pleased to offer for sale this exceptional architect designed detached Lodge recently extended and refurbished by Pj,levesy group, this Lodge is situated within a gated development, St James Park, in the hart of Didsbury, situated closed to the Didsbury Village. the property is ideally located of all amenities, with Didsbury village only short walk away, Schools, hospital, restaurants, and coffee houses are also very closed to the property.

being the only detached lodge property with in St James Park, 3 Double bedrooms with attached bath rooms, stunning open plan Kitchen with breakfast bar and large living room ideally for a smart family, a separate entrance to the study room, ( you might use this room for various purposes e.g. dinning, GYM or Reception room) which opens to the side Garden creating beautiful view of the St James Park landscape and surroundings, you can also view the main road and security gate for your upcoming guests. the master bedrooms luxury attached bath with walk in Shower at ground floor open to the other side of garden with out ward opening patio door which create a very beautiful scan, also their is further luxury main

bathroom situated of the entrance Hall.

this house have four entrances, main entrance at the front and three side entrances one towards study, one towards right hand side of garden from the master bedroom and one patio door opens up from living room to the left hand side of garden

the upper floor comprises two well sized double fully fitted bedrooms with attached bath. there is a potential of building of terrace from bedroom 3 and also the potential of further extension at both sides of the house.

#### Other Feature of the House

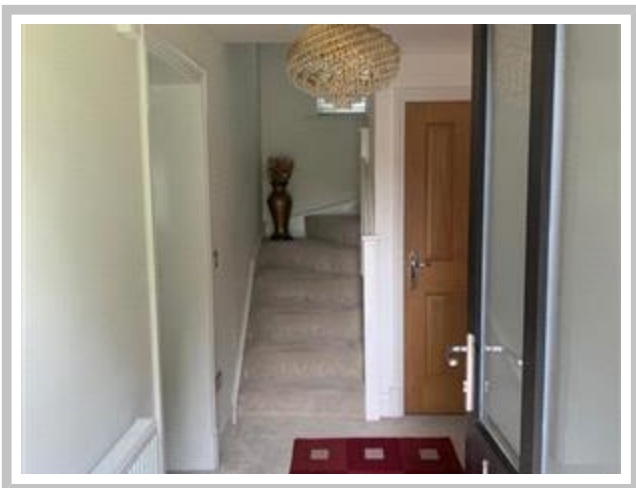
This Lodge retained many old features and it is double glazed and all three bedrooms have fitted wardrobes.all doors and fittings are of high quality and high quality fitted carpet throughout.

Viewing is recommended to appreciate this property and it is no more a listed building.

externally the property benefits well sized garden of both sides of the house which is secured by iron railings and two car parking drive way.

built in 1857







**TENURE:** We have been advised by the Vendors the property is Freehold.  
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.