

Approx Gross Floor Area = 2484 Sq. Feet  
(Excluding Garage & Eaves Storage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>91</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	



Bloomesbury Avenue |  
Offers Over £1,300,000



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SALES & LETTINGS

Bedrooms 4

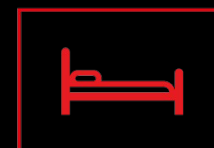
Bath 4

Reception 2

Parking here

Area  
2484.00 sq ft

Type here



- NO CHAIN
- FOUR DOUBLE BEDROOMS
- PRIVATE SPACIOUS GARDEN
- GATED DEVELOPMENT
- EPC - B

- OPEN PLAN KITCHEN
- PRIVATE DRIVEWAY
- INTEGRATED GARAGE
- LUXURIOUS CHARACTER
- COUNCIL TAX - G

A STUNNING FOUR DOUBLE BEDROOM / FOUR BATHROOM DETACHED PROPERTY, SITUATED WITHIN A SECURE GATED DEVELOPMENT IN THE HEART OF DIDSBURY VILLAGE..... St James Park is an exclusive collection of bespoke family homes and converted Grade II listed buildings, surrounded by landscaped gardens & grounds. Offering open-plan family accommodation extending to almost 2,500 sq. ft, arranged over three floors, with private driveway parking and integral garage. The generous bay fronted lounge / dining room leads through glazed double doors into the bright and spacious open plan kitchen / breakfast / family area. The bespoke kitchen is finished with a range of integrated appliances, feature breakfast bar and bi-folding doors opening to a private rear garden and patio area. There is an additional downstairs powder room and useful storage room. The generous principle and second bedroom suites are located on the first floor and both come complete with luxury en-suites. The principle suite has the addition of its own separate dressing area. The third double bedroom is complimented by the luxury family bathroom featuring Villeroy and Boch sanitary ware. On the top floor there is a fourth double bedroom complete with en-suite shower room plus additional eaves storage space. Externally, the property includes an extended block paved driveway and integral garage with electric up and over door. To the rear there is a generously sized south westerly facing garden and paved patio areas. Council tax band-G. EPC-B

