

30 Circular Road, West Didsbury, Manchester, M20 3LP



JP&Brimelow
ESTATE AGENTS



6 3 2 C

VIDEO TOUR AVAILABLE An exceptional opportunity to acquire this brand-new SIX double-bedroom detached residence, set on a quiet residential road in the highly sought-after neighbourhood of West Didsbury, South Manchester, just minutes from The Christie Hospital and Didsbury's excellent amenities.

Offering over 2,000 sq ft across 3 floors, this impressive new-build combines generous proportions with a high-quality specification and carefully considered finishes throughout. The property features underfloor heating to the ground floor and integrated ceiling speakers in the kitchen and lounge.

The striking entrance features a Pirnar aluminium front door with fingerprint and remote entry. The hallway provides access to all floors, a downstairs WC, separate utility room with side access and dedicated bin storage, an elegant study, spacious lounge with 60" touchscreen fireplace, and a large open-plan kitchen/dining area.

Double doors open into the spectacular German Nobilia kitchen, finished with quartz worktops, a central island with downdraft extractor, dual gas/induction hob, Wi-Fi-enabled Bosch dishwasher and an Aqua tap dispensing instant hot, filtered, chilled and sparkling water. Large sliding doors open directly onto the rear garden, creating an excellent space for everyday family living and entertaining.

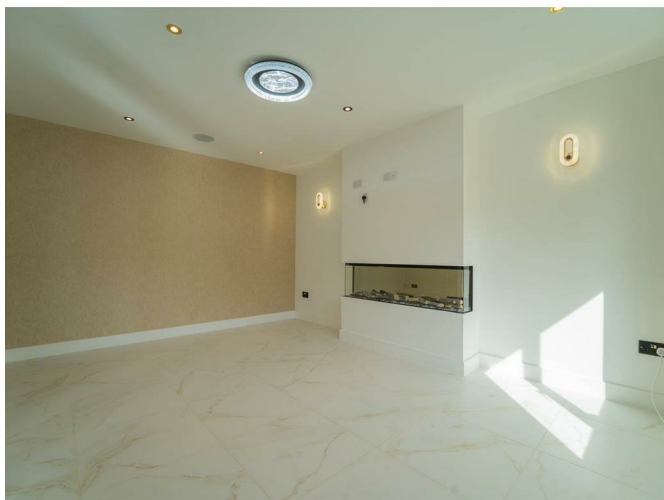
The first floor offers 4 double bedrooms and a family bathroom featuring RAK sanitary ware and an integrated mirror TV.

The second floor provides a further 2 double bedrooms, including the impressive principal suite with a luxurious en-suite shower room, double vanity, Grohe smart Japanese bidet toilet and integrated charging pod for 2 electric toothbrushes.

Externally, the property benefits from a gated driveway for approximately 2-3 cars, a generous front lawn and rear garden.

NO ONWARD CHAIN

£1,000,000



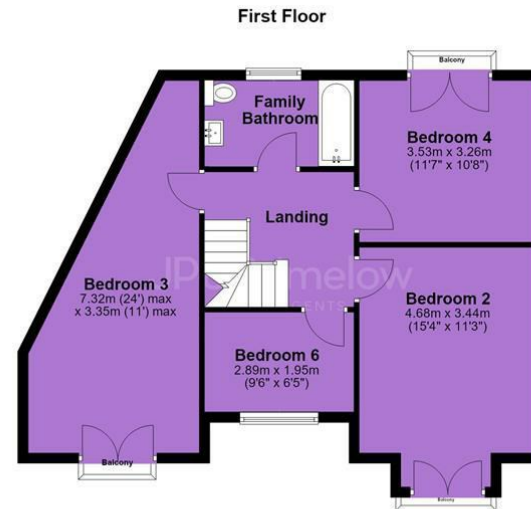
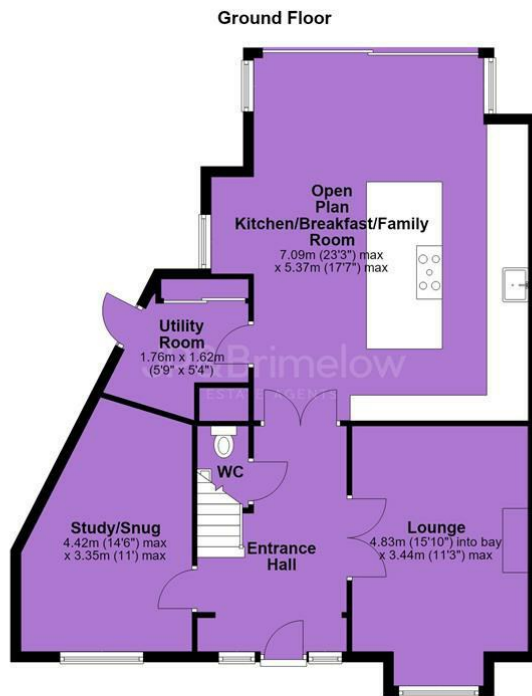


EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Tenure: Freehold Council Tax Band:



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

