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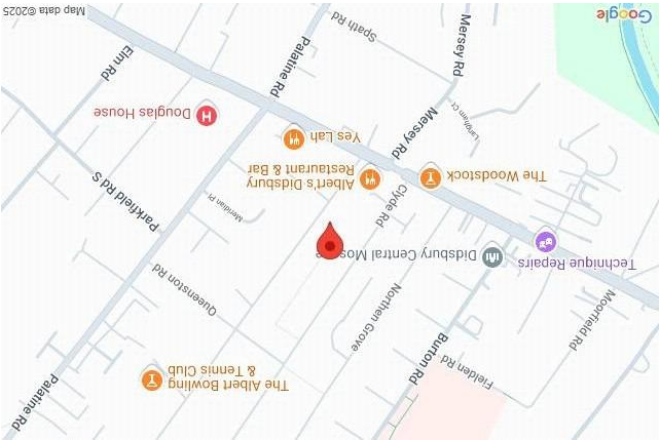
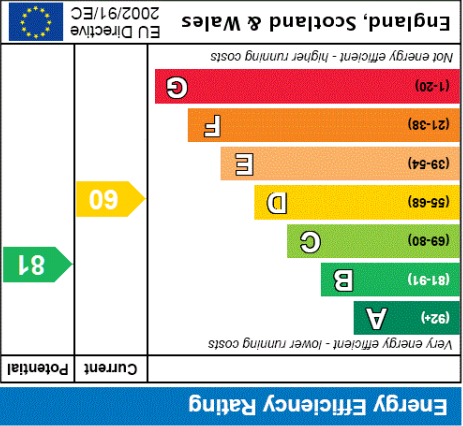
GROUND FLOOR
774 sq. ft. (96.4 sq. m.) approx.



BASEMENT FLOOR
391 sq. ft. (45.3 sq. m.) approx.

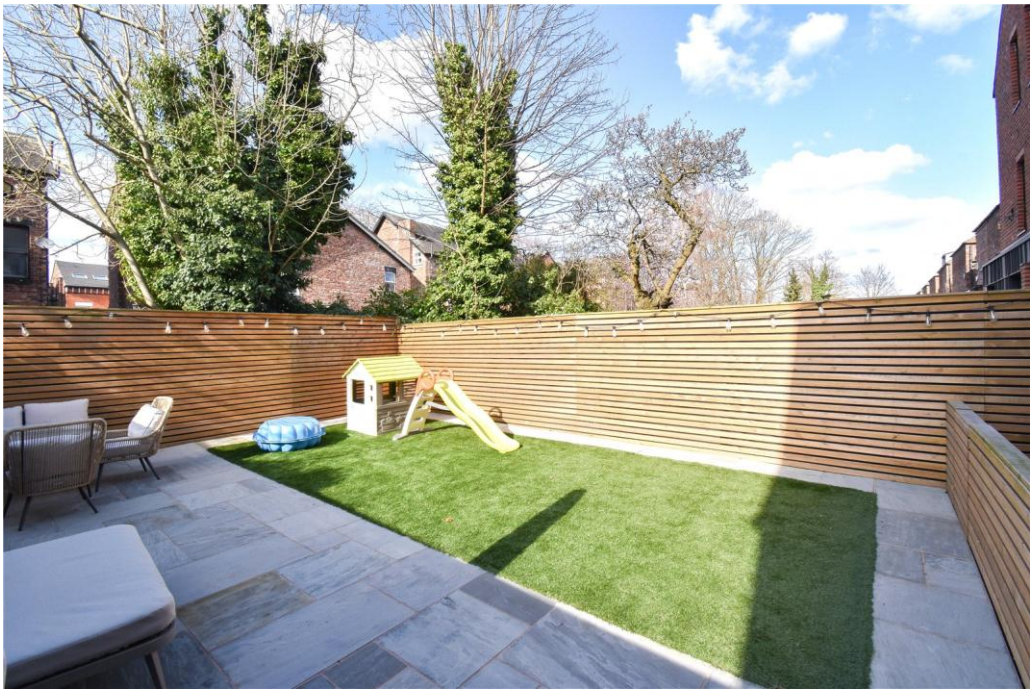


FIRST FLOOR
472 sq. ft. (53.9 sq. m.) approx.



PHILIP JAMES
KENNEDY

116 OLD LANSDOWNE ROAD
DIDSBURY, M20 2NY



ASKING PRICE £1,100,000

An EXQUISITE VICTORIAN SEMI-DETACHED RESIDENCE boasting IMPRESSIVE PROPORTIONS and EXCEPTIONAL PRESENTATION throughout, with an ATTRACTIVE LANDSCAPED GARDEN WITH OUTDOOR KITCHEN, located IN THE HEART OF Fashionable WEST DIDSBURY JUST A STONE'S THROW OF fashionable Burton Road and the Metrolink and within the catchment for local reputable schools. 2265 Sq. Ft

The magnificent residence offers perfectly balanced accommodation set over three floors, in addition to unconverted cellars.

The accommodation consists of a welcoming hallway with WC. Opening from the hallway is the bright and spacious dining room. The dining room opens into the elegantly proportioned living room which is flooded with natural light from the large bay window to the front of the property.

To the rear of the property is the spectacular open plan dining kitchen, fitted with a selection of stylish contemporary units with space for dining table and chairs, providing the perfect space for day-to-day family living.

Stairs from the hallway lead down to the cellars with utility area – please be advised that the cellars have not been converted – sold as seen.

The first floor reveals three generous double bedrooms, with the principal bedroom having bespoke fitted wardrobes. The floor is served by the recently fitted, elegant four-piece family bathroom.

Stairs rise from the first floor to the second floor, which is occupied by two further double bedrooms, served by a modern shower room.

The property is approached via a block paved driveway, providing parking for multiple vehicles. A gate to the side of the property leads through to the wonderful, newly landscaped garden, with new paving slabs, astroturf and high-level fencing. There is a fantastic outdoor kitchen, complete with 5 burner barbeque and a double outdoor rated fridge, which offers the perfect space for outdoor entertaining.

Freehold
Council Tax Band: E
Approx. 2265 Sq.Ft

"A Magnificent Period Residence"

