

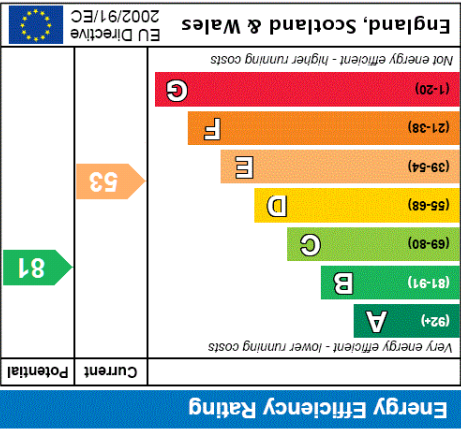
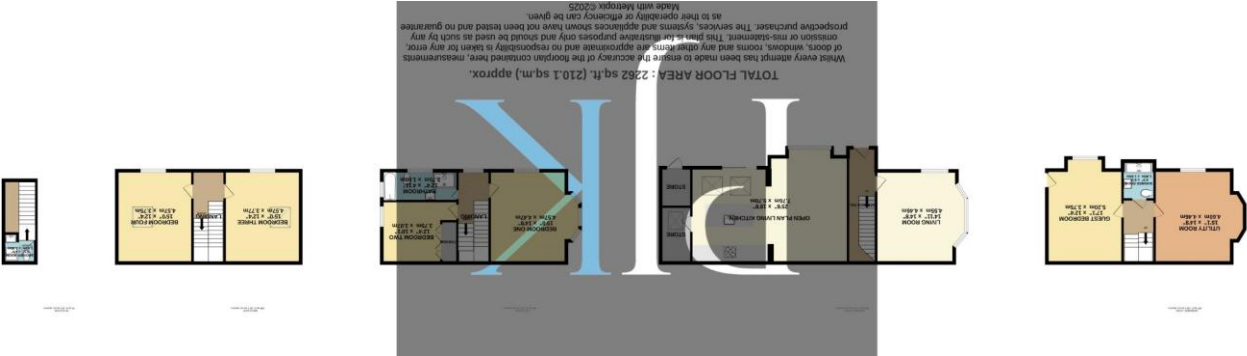
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PHILIP JAMES  
KENNEDY

6 GRENFELL ROAD  
DIDSBURY, M20 6TQ





OFFERS IN REGION OF  
£960,000

A MAGNIFICENT EXTENDED QUEEN ANNE STYLE SEMI-DETACHED FAMILY HOME, with EXTENSIVE AND VERSATILE accommodation throughout, designed with ALL PRINCIPAL ROOMS ENJOYING VIEWS OVER THE BEAUTIFUL LANDSCAPED GARDENS.

This luxurious property boasts 4 bedrooms and 3 bathrooms. Positioned in the HEART OF DIDSBURY VILLAGE, Fern bank is conveniently located just a stone's throw of local shops, café bars, the Metrolink and within the catchment of local reputable schools. 2263 Sq. Ft

Fern Bank is most attractive, dating back to 1877 and fashioned out of Cheshire yellow brick with high gabled elevations and a wealth of period character features retained.

The accommodation is set over four floors and comprises an entrance hallway with original Victorian tiled floors.

Opening from the left of the hallway is the elegantly proportioned living room, bathed in natural light from the wide sash bay window and further sash window with framed views over the garden. Alongside is the spectacular extended living kitchen, fitted with a range of sleek modern wall units with a feature marble central island. The room is generously proportioned which creates a perfect space for entertaining and day-to-day family living with a chimney that has been lined for a wood burning stove. Sliding doors open from the kitchen directly onto the attractive landscaped gardens. A door from the kitchen provides access to the pantry, which has first fix plumbing to be converted to a wc/shower room.

A staircase from the hallway leads down to the lower ground floor with a converted utility/storage room including a Belfast sink, modern oak fitted storage units and housing the boiler laundry appliances and basement pump system, there is also a modern shower room and WC. There is a further well-proportioned room to the rear of the basement with a large window, which could be converted to a 5th bedroom subject to relevant building regulations.

A spindle balustrade staircase rise from the entrance hallway up to the first floor, which reveals two double bedrooms, with the principal bedroom being beautifully proportioned with a feature sash bay window and an additional sash window which enjoys elevated views over the gardens. The second bedroom is well proportioned with bespoke fitted wardrobes. The bedrooms to the first floor are served by the well-appointed family bathroom.

The staircase continues to rise to the second floor which is occupied by a two further double bedrooms, both with tall, vaulted ceilings and ample space for freestanding furniture. Stairs continue to rise up to a stylish shower room. The property is approached via a flag stoned driveway. There are beautiful landscaped gardens with established trees and shrubs, fringing an area of lawn. The flagstones continue to the sun terrace, which provides an ideal space for entertaining in the warmer months. There is also a secure garden store.

Additionally, the property has undergone recent refurbishments including; all sash windows restored and double glazed, replastered throughout with high quality fixtures and fittings. There has been full rewire with new consumer unit, main roof retiled and modern insulation.

Freehold  
Council Tax Band: E  
Approx. 2263 Sq.Ft

*"A Magnificent Extended  
Victorian Semi-Detached"*

