

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.


679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

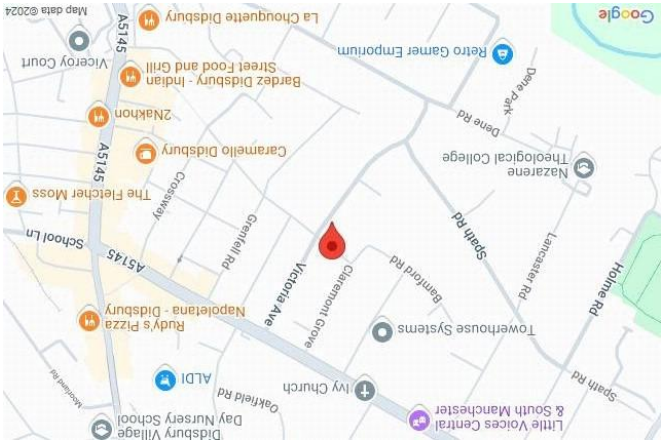
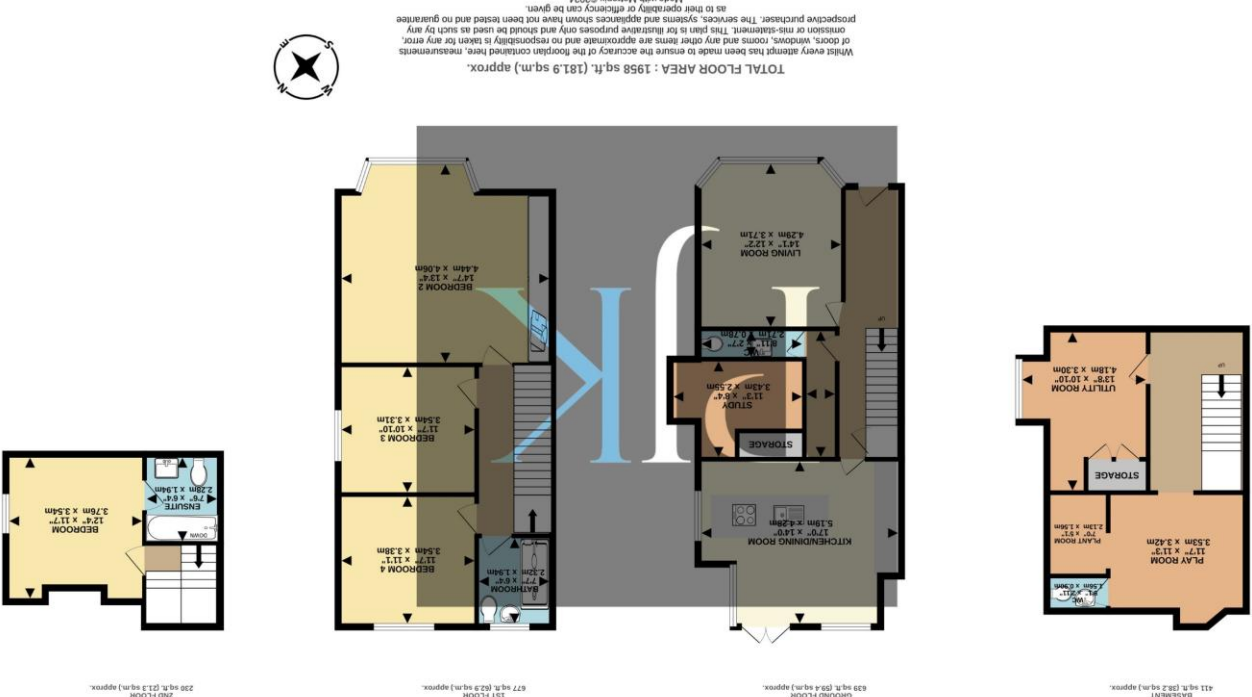
0161 448 1234 | [didsbury@philipjames.co.uk](mailto:didsbury@philipjames.co.uk)

[www.philipjames.co.uk](http://www.philipjames.co.uk)

[P](#) [J](#) [K](#)

**PJK**

| Energy Efficiency Rating  |           |   |
|---|-----------|---|
|   |           |   |
| Current   | Potential |   |
|   |           | Very energy efficient - lower running costs |
|   |           | A (92+)                                     |
|   |           | B (81-91)                                   |
|   |           | C (69-80)                                   |
| 74  | 75        | D (55-68)                                   |
|   |           | E (39-54)                                   |
|   |           | F (21-38)                                   |
|   |           | G (1-20)                                    |
| Not energy efficient - higher running costs                                       |           |   |
| England, Scotland & Wales   |           |   |
| EU Directive 2002/91/EC   |           |   |
|  |           |   |



PHILIP JAMES  
KENNEDY

24 VICTORIA AVENUE  
DIDSBURY, MANCHESTER, M20 2RA





# ASKING PRICE

## £950,000

A TRULY MAGNIFICENT VICTORIAN SEMI-DETACHED residence with a HOST OF PERIOD FEATURES and IMPRESSIVE PROPORTIONS THROUGHOUT, located on a PRESTIGIOUS tree-lined VILLAGE AVENUE in the HEART OF DIDSBURY VILLAGE just a stone's throw of local shops, café bars, the Metrolink and within catchment of local reputable schools. 1958 Sq Ft

The property recently underwent an 'ECO' upgrade and extension including natural wall insulation installed on all external walls, complete triple glazing, re-roof, 5.1Kw solar panels with two 13.5Kw Tesla Powerwall batteries, a Vaillant heat pump, and a whole house filtered ventilation system. These enhancements secure minimal energy bills. This work has the benefit of full buildings regulation notice although previous work to line the basement walls was not specifically included.

The accommodation is set over four floors and comprises of; a bright and welcoming entrance hall with a WC and cloak room.

A door from the hallway leads down to the converted cellars with utility room, games room, WC and plant room.

There is a spacious living room, flooded with natural light from the large bay window.

The fabulous extended and remodelled dining kitchen is fitted with an ample range of modern base and wall units with central island and a breakfast area which offers an ideal space for informal dining with floor to ceiling windows and double doors, enjoying views over the garden. Further to the ground floor is a study room.

The first floor reveals three well-proportioned double bedrooms with the principal having a large bay window and bespoke fitted wardrobes. The floor is served by a contemporary shower room.

Stairs continue to rise to the second floor, with a further double bedroom, served by a stylish en-suite bathroom.

The property is approached via a double pillared brick wall with solid plinth laid atop opening up to the gravel driveway with block paved path running alongside and EV charge point. A gate to the side of the property leads through to the landscaped gardens mainly laid to lawn with a paved patio area, that provides an ideal space for entertaining in the warmer months.

Leasehold

999 Years From 1892

£5 Per annum

Council Tax Band: F

Approx. 1958 Sq Ft/ 181.9 Sq Metres

*"A Wonderful Victorian Residence In The Heart Of Didsbury Village "*

