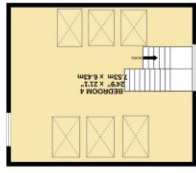


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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

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

0161 448 1234 | didsbury@philipjames.co.uk

pk



2ND FLOOR
521 sq. ft. (22.4 sq. m.) approx.

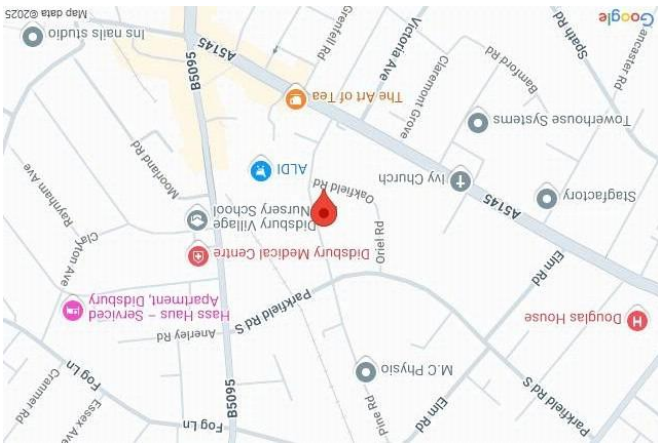


15.1 FLORES
375 mm (17 1/2 inches) approx.

TOTAL FLOOR AREA : 3008 sq.ft. (279.4 sq.m.) approx.



BASEMENT LEVEL
306 WIG (112 WIG) APPROX.



PHILIP JAMES
KENNEDY

2 OAKFIELD ROAD
DIDSBURY, M20 6XA



ASKING PRICE £1,750,000

A TRULY MAGNIFICENT DETACHED EDWARDIAN RESIDENCE, with IMPRESSIVE PROPORTIONS and SPECTACULAR MODERN OPEN PLAN LIVING KITCHEN creating a wonderful family home. Occupying a GENEROUS 122 FT CORNER PLOT, the property is located on one of Didsbury's most attractive TREE-LINED ROADS within the BLACKBURN PARK CONSERVATION AREA, close to Didsbury Village and many highly reputable schools. 3088 Sq Ft

The accommodation offers versatile living arranged over three floors, plus additional unconverted cellars.

The accommodation comprises of a reception hall with turning staircase rising to the first floor. Opening from the hallway is the elegantly proportioned double length lounge with south and west facing bay windows flooding the room with natural light.

There is a spectacular extended and remodelled designer living kitchen, fitted with a high specification range of sleek contemporary units with feature island. The room is generously proportioned which creates a perfect space for entertaining and day-to-day family living with dual aspect folding doors opening directly onto the attractive landscaped gardens. The room is bathed in natural light from the orangery roof above.

Ground Floor W.C

Accessed from the kitchen is the utility room, with access out to the lean-to and down to the unconverted cellars.

The turning staircase rises to the first floor landing which reveals three well-proportioned double bedrooms, with the luxury principal suite boasting bespoke fitted robes, and a well-appointed en-suite shower room. The other bedrooms are served by the stylish family bathroom.

A staircase from the first-floor landing rises to the second floor, which reveals a further bedroom, currently being used as a home cinema and gym area and enjoys tree top views.

Occupying a generous overall corner plot the property is approached via secure gates, with a sweeping block paved driveway offering parking for multiple vehicles and providing access to the parking canopy.

A gate to the side of the property provides covered access via the lean-to, through to the attractive landscaped gardens, mainly laid to lawn and surrounded by an abundance of established trees and flowers. There is a flagstone sun terrace and bbq area, which is perfect for entertaining in the warmer months. The gardens are not directly overlooked.

Freehold
Approx. 3088 Sq.Ft
Council Tax Band: G

*"A Truly Magnificent
Detached Residence In A
Prestigious Didsbury
Location"*

