





ASKING PRICE £875,000

An EXQUISITE VICTORIAN MANSION TERRACE with DECORATIVE BRICK ELEVATIONS, ELEGANT PROPORTIONS and STUNNING PRESENTATION throughout.

The wonderful property boasts five double bedrooms and three bathrooms. Occupying an imposing corner plot, in the heart of Didsbury Village, Ivy Bank is conveniently located just a stone's throw of local shops, café bars, the Metrolink and within the catchment of local reputable schools. 2273Sq. Ft

The immaculately presented accommodation is set over four floors and consists of an entrance hall with cloaks and WC.

Steps from the hallway lead down to the open plan dining kitchen, fitted with a range of sleek contemporary units with space for a dining table and chairs – perfect for informal dining. Bifold doors from the kitchen lead out to the garden. Stairs from the kitchen lead down to the converted cellars, with utility room, play room, shower room and gym room with sauna.

There is an elegantly proportioned living room with a feature fireplace and a large bay window which enjoys views over the garden and bathes the room in natural light. Furthermore to the ground floor is a beautifully presented sitting room/study.

The first floor reveals three generous double bedrooms, with the principal bedroom featuring an decorative fireplace and large square bay window. The floor is served by the modern shower room. Stairs rise from the landing to the second floor, occupied by two further well-proportioned double bedrooms, served by the well-appointed family bathroom.

The property is approached via an imprinted concrete driveway, providing parking for two vehicles with EV charging. A gate to the side of the property opens into the landscaped south facing enclosed garden, which is mainly laid to lawn, fringed by mature plant and trees. A wooden decked patio area, accessed from the kitchen, provides the perfect outdoor space for entertaining..

Leasehold/ 998 years from December 1892
Ground Rent/ £6.67 per annum
Approx. 2273 Sq.Ft
Council Tax Band: E

"A Wonderful Victorian Mansion Terrace"

