



ASKING PRICE £1,300,000

A MAGNIFICENT EDWARDIAN detached residence, with LUXURIOUS INTERIORS, GRAND PROPORTIONS and a HOST OF ORIGINAL FEATURES throughout. Occupying a GENEROUS GARDEN PLOT, the property is positioned on one of DIDSBURY'S MOST EXCLUSIVE, TREE-LINED, PRIVATE CUL DE-SACS, within strolling distance to both Didsbury & West Didsbury villages. 3153 Sq Ft.

The wonderful property is entered through a glass panelled porch opening into the inviting reception hall.

Opening from the hallway is the elegantly proportioned bay fronted sitting room with ornate stained glass windows to the front and side aspect, and feature display fireplace. There is a spectacular open-plan family room, breakfast kitchen and dining room with French doors opening out onto the decked terrace which enjoys elevated views over the garden.

Accessed from the kitchen are the unconverted cellars – please be advised that these have not been converted and there are no building regs in place.

A turning staircase rises from the hallway up to the first floor which reveals four well-proportioned double bedrooms, all with bespoke fitted wardrobes. The floor is served by the sleek contemporary four piece bathroom.

Stairs continue to rise to the second floor, with a further double bedroom and modern shower room.

The property is approached via a double pillared stone wall with solid plinth laid atop and mature hedges. A driveway runs down one side of the property, with a gate to the right hand of the property opening into the attractive gardens, which is mainly laid to lawn, fringed with mature hedges and stocked borders. There is a solid wood pergola, perfect for entertaining in the warmer months.

Freehold
Council Tax Band: G
Approx. 3153 Sq Ft

*"A Magnificent Residence
On The Exclusive Old
Broadway"*

