

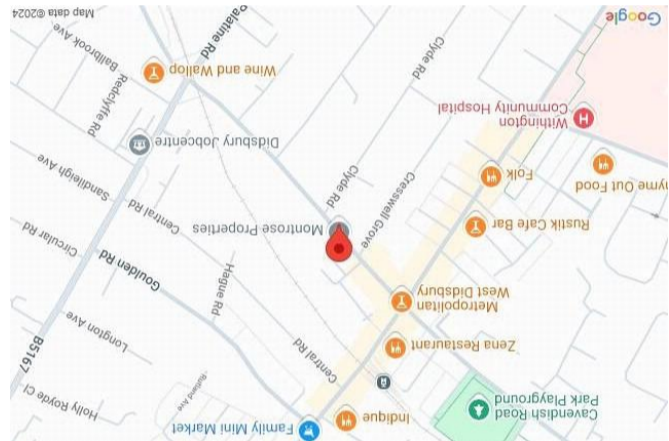
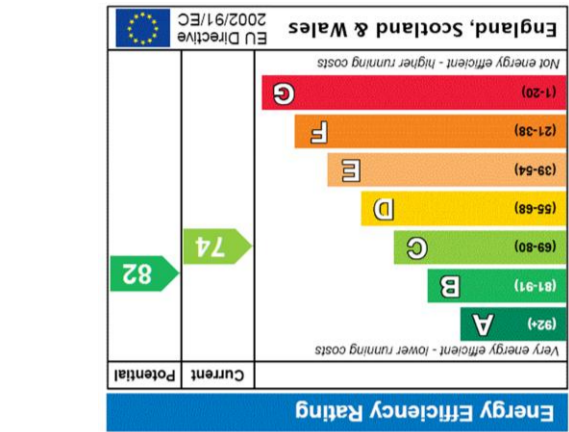
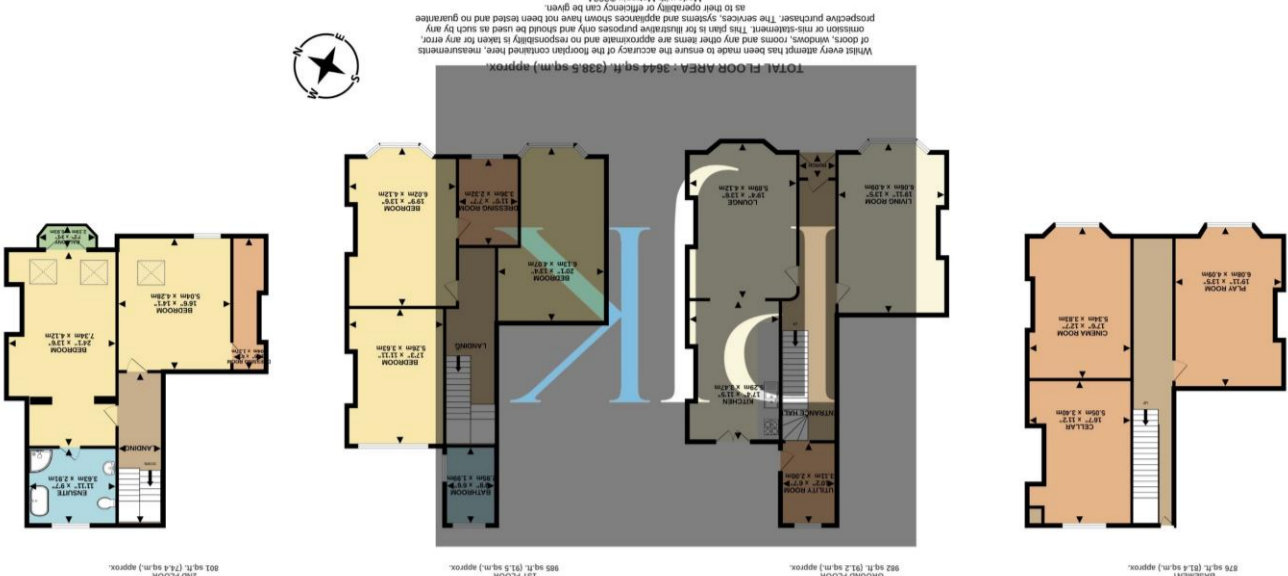
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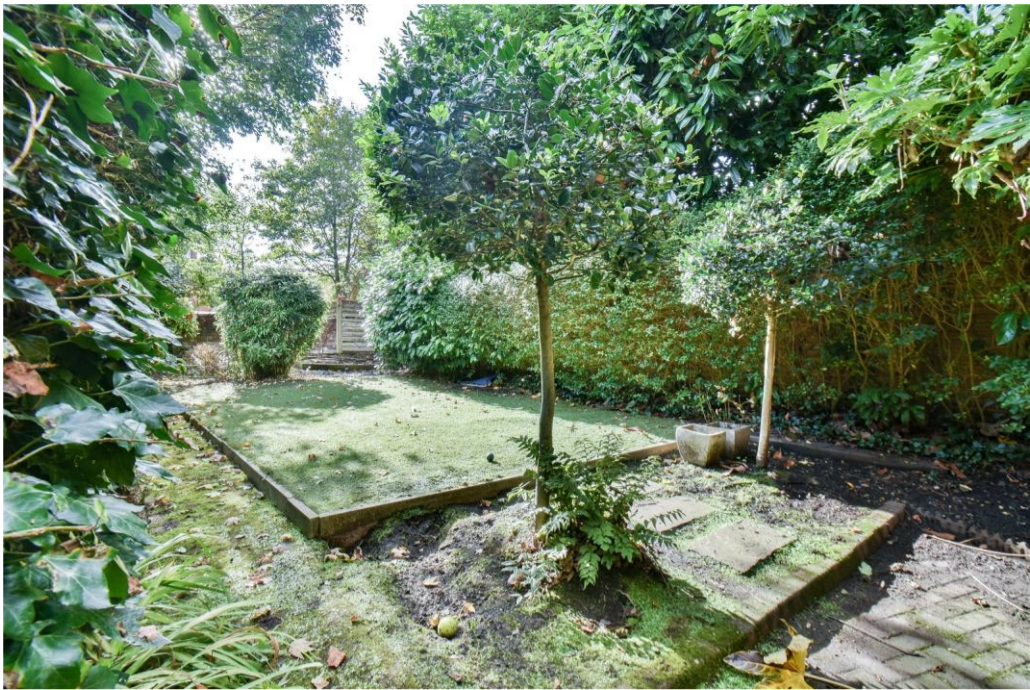




PHILIP JAMES KENNEDY

GRANVILLE HOUSE, 18 LAPWING LANE

WEST DIDSBURY, M20 2WS



# ASKING PRICE £1,250,000

A MAGNIFICENT DOUBLE FRONTED MANSION TERRACE , with GRAND PROPORTIONS throughout, STUNNING PERIOD FEATURES and a FULLY CONVERTED lower ground floor and South Westerly Facing landscaped gardens, located in heart of West Didsbury, just a short stroll from fashionable Burton Road, an array of café bars, boutique shops, and restaurants, as well as being within the catchment for many local reputable schools. 3644 Sq Ft

The property offers perfectly balanced accommodation arranged over four floors.

Opening from the hall is a bright and spacious living room, flooded with natural light from large bay window. Incorporated is the contemporary kitchen with ample space for table and chairs, providing an ideal space for informal dining , with double doors opening out onto the decked terrace.

Running alongside is a second, elegantly proportioned bay fronted reception room with feature, marble fireplace, with decorative cast iron insets and tiled hearths.

Further to the ground floor is a utility/boot room with direct access to the garden.

Stairs from the hallway lead down to the converted cellars, with cinema room, WC, and two further spacious rooms presently used as a library and games room. A door provides access out to the garden.

The first floor reveals the well-appointed family bathroom and three well-proportioned double bedrooms, with the main bedroom to this floor having access to a further room, that would make an ideal office or nursery.

To the second floor is the principal suite benefitting from a stylish four piece en-suite bathroom, and double doors opening out onto the balcony. In addition there is a further double bedroom, with walk in dressing room.

The property is approached via the gated, cobble stone driveway providing off road parking for multiple vehicles. To the rear is the South Westerly facing landscaped garden, fringed by mature trees and shrubs. A raised deck, which can be accessed from the kitchen, provides an ideal space for relaxing in the warmer months.

3644 gross sq ft  
Tax Band: D  
Freehold

*"A Wonderful Double Fronted Mansion Terrace With Fully Converted Cellars"*

