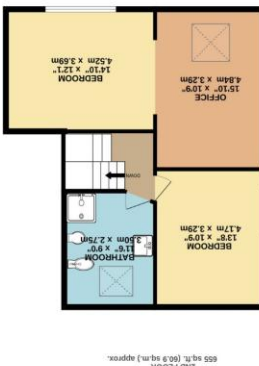
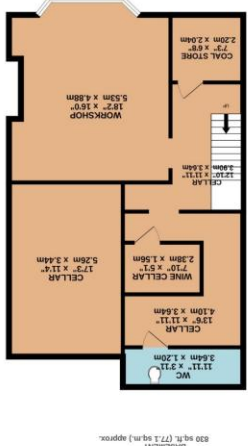


These particulars, whilst believed to be accurate and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment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





ASKING PRICE £1,050,000

A MAGNIFICENT EXTENDED VICTORIAN VILLA with GRAND PROPORTIONS throughout, a SPECTACULAR REAR EXTENSION and BEAUTIFUL SOUTH WESTERLY facing gardens. Located in the heart of West Didsbury, 'Wellfield' is just a short stroll to the fashionable Burton road with an array of independent shops, café bars and restaurants, as well as being close to the Metrolink and many reputable schools.3287 Sq.Ft

The wonderful residence offers perfectly balanced accommodation set over three floors, in addition to unconverted cellars.

The accommodation consists of a welcoming entrance hall with WC. Opening from the left of the hallway is the elegantly proportioned sitting room with high corniced ceiling and a feature period fireplace. A large bay window floods the room with natural light.

To the rear is the spectacular extended living kitchen, fitted with a range of sleek contemporary wall units with a feature central island. The room is generously proportioned which creates a perfect space for entertaining and day-to-day family living, with double doors opening out to the attractive South Westerly facing garden.

Accessible from the kitchen is the utility room.

Accessed from the hallway are useful unconverted cellars, with workshop; wine cellar, WC, coal/log store and further storage areas - please be advised that there are no building regs - sold as seen.

The turning staircase rises to the first floor which reveals two generous double bedrooms with the principle suite boasting a dressing room area and en-suite bathroom. The bedrooms are further served by the shower room and separate WC. Stairs continue to rise to the second floor which is occupied by two further double bedrooms and a study area, served by a well-appointed shower room.

The property is approached via a double pillared stone wall opening up to the block paved driveway with beautiful garden frontage running alongside. A gate to the side of the property opens into the attractive South Westerly gardens, mainly laid to lawn, fringed by mature trees and shrubs. A waterfall and seating area creates a tranquil setting to enjoy in the warmer months, with a cobbled patio area providing an ideal spot for al-fresco dining and entertaining.

Freehold – Approx. 3287 Sq.Ft – Council Tax Band: D

*"A Wonderful Victorian
Villa With Beautiful South
Westerly Garden"*

