



ASKING PRICE £750,000

A MAGNIFICENT EDWARDIAN semi-detached family home with a WEALTH OF PERIOD FEATURES and IMPRESSIVE PROPORTIONS throughout with VAST SCOPE to extend. Occupying an ATTRACTIVE SOUTH FACING garden plot, the property is located on a popular road in the heart of fashionable West Didsbury within striking distance to Burton Road and many local reputable schools. 2762 Sq.Ft

The property retains a host of period features including; coloured stained glass windows, coving and original decorative door casings.

The accommodation consists of an impressive reception hall with beautiful stained glass windows and door.

A turning staircase rises to the first floor. There are two reception rooms, with the living room being positioned at the front of the property, featuring dual aspect stained glass bay windows, flooding the room with natural light. The dining room is at the rear featuring a curved bay window overlooking the attractive rear garden.

The kitchen is fitted with an ample range of units with breakfast bar and courtesy window through to the rear reception. A door from the kitchen leads out to the garden.

Accessed from the hallway are useful cellars, with a workshop; study, WC, storage room and large utility room. Please be advised that there are no building regs - sold as seen.

The first floor reveals two generously proportioned double bedrooms and a further single bedroom. An opening from the principal bedroom leads through to a three piece bathroom, which could be easily converted back into a fourth bedroom.

The property is further served by a downstairs modern shower room in addition to the two upstairs bathrooms.

A pull down ladder provides access from the landing to the large 888 Sq Ft, roof void with a steep pitch which could be converted to create more bedrooms and a bathroom subject to relevant permissions.

The property is approached via a driveway with a garden frontage alongside. If desired, the drive can easily be widened to accommodate a second car. A gate to the side of the property opens through to the generous rear garden which is not overlooked and enjoys a directly south facing aspect. The garden is mainly laid to lawn and fringed with the original brick boundary wall and established trees and shrubs.

Freehold
Council Tax Band: E
Approx. 2762 Sq.Ft

*"A Wonderful Family
Home With Vast Scope To
Extend"*

