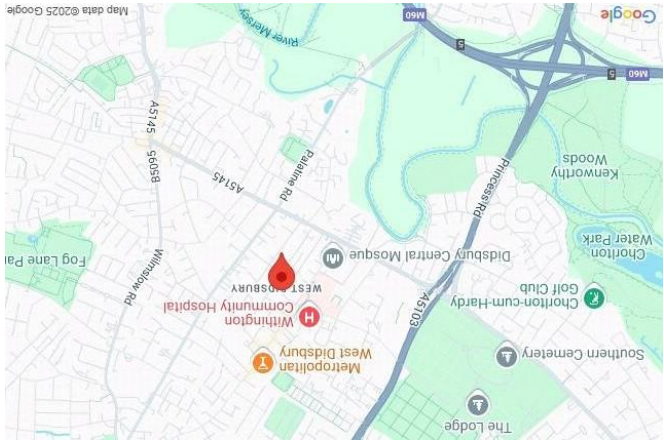
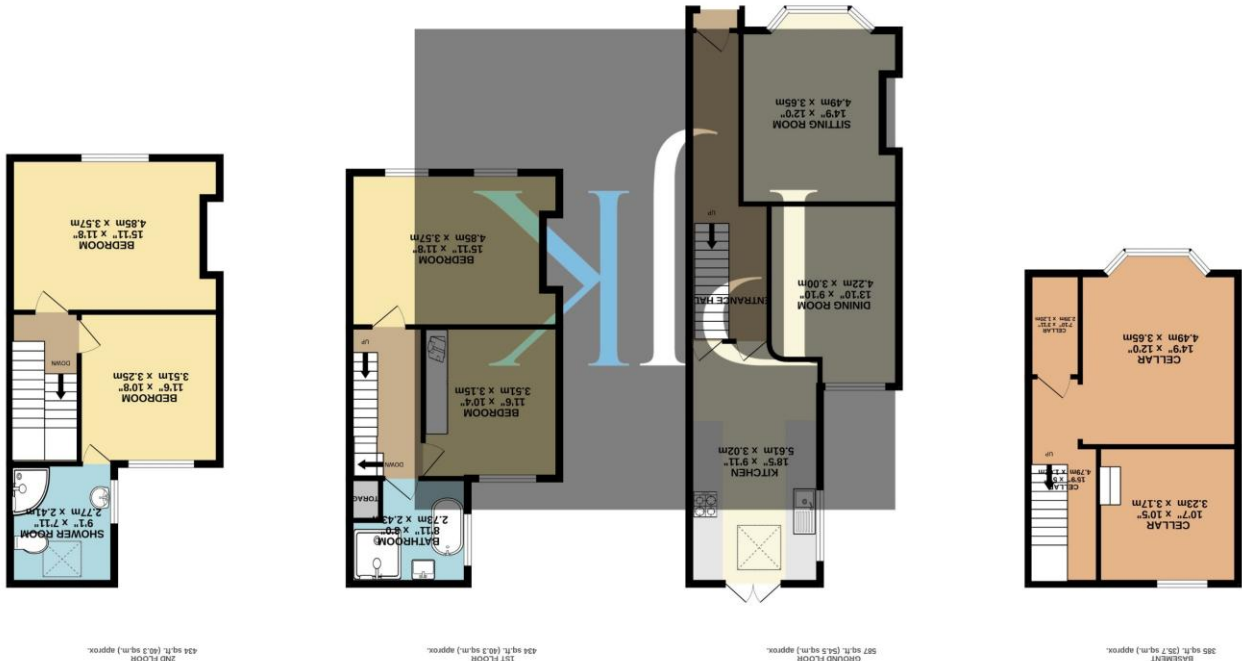


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025

TOTAL FLOOR AREA : 1839 sq.ft. (170.9 sq.m.) approx.



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PHILIP JAMES
KENNEDY

86 OLD LANSDOWNE ROAD
WEST DIDSBURY, M20 2WX



ASKING PRICE £700,000

A MAGNIFICENT VICTORIAN MANSION TERRACE with GENEROUS PROPORTIONS and BEAUTIFUL PRESENTATION throughout. Located in the HEART OF WEST DIDSBURY, the property 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. 1839 Sq.Ft

Set over three floors, plus additional unconverted cellars, the accommodation consists of; an entrance hallway with stairs rising to the first floor.

Opening from the hallway is the bright and spacious living room with log burning stove. The room is bathed in natural light from the large bay window.

To the rear of the property is the stylish kitchen fitted with an ample range of contemporary units complimented by Belfast sink with Quooker tap. The kitchen is flooded with natural light from the roof light above and window to the side aspect. Double doors open out to the garden. Opening from the kitchen is the elegantly proportioned dining room which enjoys views out to the garden and provides an ideal area for formal dining.

Accessed from the kitchen are the dug-out, unconverted cellars with plumbing for a utility area - Please be advised that the cellars have not been converted and are sold as seen.

Stairs from the entrance hall rise to the first floor which reveals two double bedrooms, with the second bedroom having bespoke fitted wardrobes. The floor is served by the well-appointed four-piece bathroom with underfloor heating. Old school radiators and plantation shutters run throughout the ground and first floors.

To the second floor are two further bedrooms with an en-suite to the rear bedroom.

The property is approached via a block paved driveway with a Jasmine hedge running alongside. To the rear is the attractive garden, fringed with a range of Japanese maple trees, rambling roses and wisteria. The York stone patio provides the perfect space for entertaining in the warmer months.

Freehold
Council Tax Band: D
Approx. 1839 Sq.Ft

*"A Wonderful Victorian
Mansion Terrace In Prime
West Disbury Location"*

