

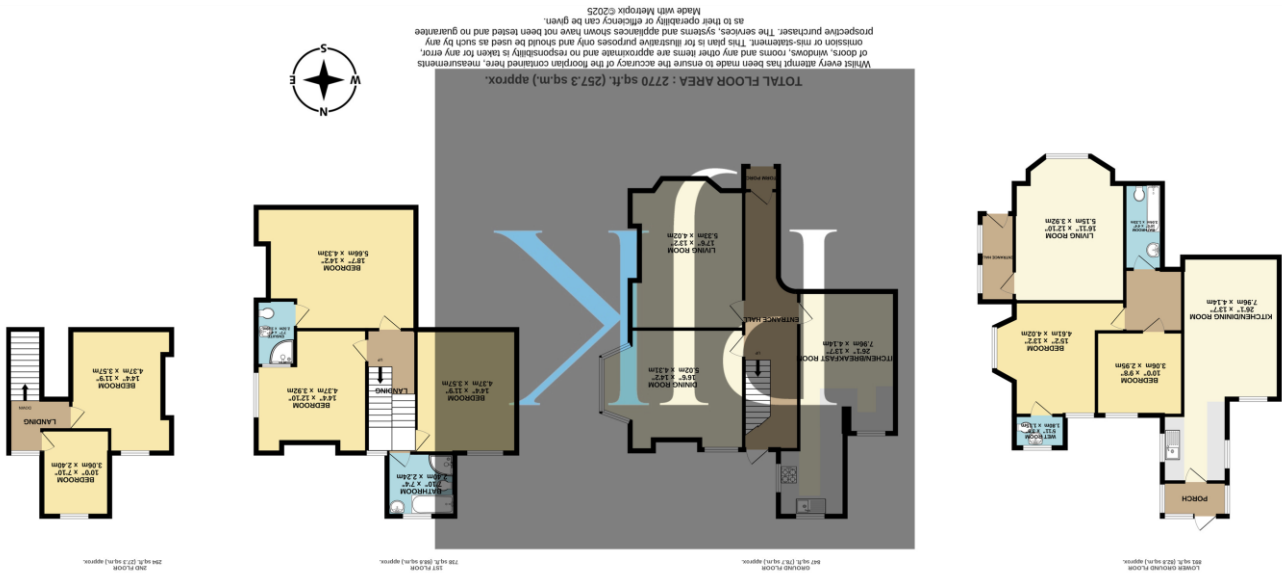
These particulars, whilst believed to be accurate and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment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

679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

0161 448 1234 | [didsbury@philipjames.co.uk](mailto:didsbury@philipjames.co.uk)

[www.philipjames.co.uk](http://www.philipjames.co.uk)

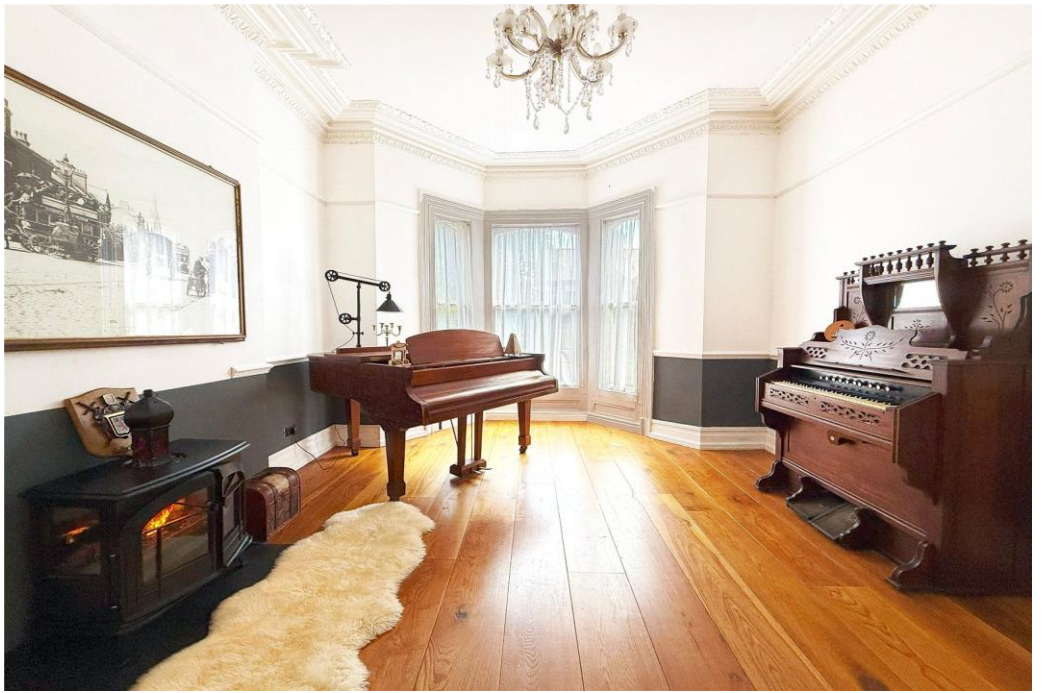
[P](#) [J](#) [K](#)



Energy Efficiency Rating	
Current	Potential
66	80
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	
B	
C	
D	
E	
F	
G	
Very energy efficient - lower running costs	







## ASKING PRICE £875,000

A TRULY MAGNIFICENT EXTENDED CHESHIRE INTERLOCKING semi-detached family home with EXTENSIVE AND VERSATILE accommodation throughout WITH FULLY CONVERTED CELLARS. 2770 sq ft

The Property boasts seven bedrooms, four bathrooms and two reception rooms with a wealth of original period features throughout, occupying an imposing corner plot, the property is located on a much sought after road within striking distance of both Withington and West Didsbury villages. The property consists of a welcoming entrance hallway with turning staircase rising to the first floor and a door leading out to the garden.

The property is in need of some cosmetic updating, with the accommodation consisting of; a welcoming entrance hallway with turning staircase rising to the first floor and a door leading out to the garden.

Opening from the hallway are two elegantly proportioned reception rooms, both with tall corniced ceilings and large bay windows flooding the rooms in natural light.

Running alongside the rear reception is the extended open-plan classic style breakfast kitchen with dual aspect windows looking out over the garden. There is an ideal area for informal dining.

The turning staircase rises from the hallway up to the split level landing providing access to the family bathroom and a double bedroom with decorative feature fireplace. The stairs continue to the first floor which reveals two generous double bedrooms with the principal bedroom benefitting boasting an original solid marble fireplace and an elegant en-suite shower room.

The second floor is occupied by a further double bedroom and a single bedroom, ideal for use as a study.

Further to the property is the converted lower ground floor, offering a well-proportioned living room, open plan dining kitchen, bathroom, and two double bedrooms, with one benefitting from an-en-suite wet room.

Occupying an imposing corner plot, the property is approached via a double pillared stone wall with solid plinth laid atop opening up to flag stone pathway leading to the front door. Steps lead down to the lower ground floor. A gate to the side opens into the rear garden which is laid to lawn with flag stone pathways and a large patio area ideal for entertaining in the warmer months and providing further access to the lower ground floor. A vehicular gate provides access to the driveway and 913 sq.ft duplex annexe which benefits from electrics, plumbing, WC, alarm system, roof lights, double doors and a courtesy door, offering potential to be easily converted subject to relevant planning permissions.

Freehold  
Approx. 2770 Sq.Ft  
Council Tax Band: E

*"A Spectacular Semi-Detached Occupying An Imposing South Facing Corner Plot"*

