

www.philipjames.co.uk
 0161 448 1234 | didsbury@philipjames.co.uk
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA



Score	Energy rating
1-20	G
21-38	F
39-54	E
55-68	D
69-80	C
81-91	B
92+	A

Potential	Current
73 C	65 D

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.



PHILIP JAMES
KENNEDY

35 OLD BROADWAY
DIDSBURY, M20 3DH



ASKING PRICE

£1,300,000

A MAGNIFICENT EDWARDIAN SEMI-DETACHED family home built by Emmanuel Nove in the 1920s, with STUNNING DESIGNS influenced by the ARTS & CRAFTS AND ART NOUVEAU MOVEMENT. GRAND PROPORTIONS and DISTINCTIVE CHARACTERISTICS THROUGHOUT. 3494 Sq.ft

The property boasts; a WONDERFUL RECEPTION HALL, a SPECTACULAR OPEN-PLAN LIVING KITCHEN, FIVE DOUBLE BEDROOMS, TWO BATHROOMS, CONVERTED CELLARS and SOUTHERLY FACING BALCONY WITH PICTURESQUE VIEWS OVER THE PARK AND BEYOND. Occupying a GENEROUS GARDEN PLOT, the property Enjoys A PREFERRED POSITION TOWARDS THE END OF OLD BROADWAY NEXT TO THE PARK and within the EXCLUSIVE CONSERVATION AREA, within strolling distance to both Didsbury & West Didsbury villages.

The impressive accommodation consists of an enclosed glass porch, opening into the welcoming reception hall with WC and turning staircase rising to the first floor. Opening to the right of the hallway is the beautifully presented living room with feature fireplace and a large bay window bathing the room in natural light. To the rear is the superb open plan living kitchen fitted with bespoke cabinetry and feature central island, all complemented by solid quartz tops. The kitchen is bathed in natural light from the dual aspect window. There is an ideal space for a large dining table and chairs, creating the perfect space for entertaining and day-to-day family living. Double doors open out to the attractive landscaped gardens. Stairs lead down from the kitchen to the converted cellars, with the potential to create further accommodation with WC, subject to relevant permissions.

The stairs from the reception hall rise to the first floor with a large gallery landing creating an ideal reading nook/study area with feature fireplace. There are three elegantly proportioned double bedrooms with the principal bedroom having a wonderful Southerly facing balcony, enjoying views over the park and beyond. The floor is served by the well-appointed four-piece bathroom.

The turning staircase continues to rise to the second floor with a further gallery landing and two well-proportioned bedrooms, with one of the bedrooms having a balcony, walk in wardrobe, and access through to the eaves storage. The floor is served by the contemporary en-suite shower room and sauna.

The property is approached via a double pillared stone wall with solid plinth laid atop opening up to the block paved driveway with mature shrubs running alongside. Tall wooden gates to the side of the property open into the attractive landscaped gardens with fitted seating areas and a sunny

Freehold
Council Tax Band: G

"A Truly Magnificent Home"

