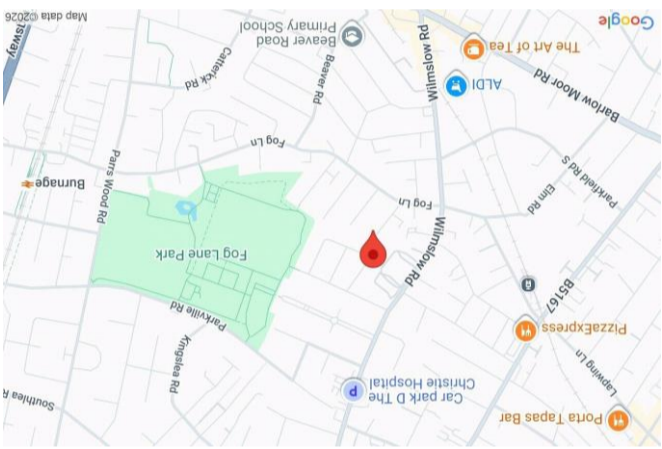


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PHILIP JAMES
 KENNEDY

14 FAIRFAX AVENUE
 DIDSBURY, M20 6AJ



ASKING PRICE

£975,000

An EXCEPTIONAL EDWARDIAN SEMI-DETACHED FAMILY HOME, with IMPRESSIVE PROPORTIONS, SPECTACULAR LOFT AND CELLAR CONVERSIONS and a HOST OF PERIOD FEATURES THROUGHOUT. 2508 Sq.Ft

The property features THREE BEAUTIFULLY PRESENTED RECEPTION ROOMS, a STYLISH DINING KITCHEN, FIVE DOUBLE BEDROOMS and THREE LUXURY BATHROOMS/PRINCIPAL SUITE. Occupying a delightful SOUTH EASTERLY FACING GARDEN PLOT, the property is positioned a sought-after cul-de-sac, within striking distance of both Didsbury and West Didsbury villages, as well as being close to Fog Lane Park and many highly regarded schools.

The exceptional property retains a host of original period features such as period fireplaces, coving and leaded bay windows.

The accommodation is set over four floors and comprises of a welcoming reception hall with WC and stairs rising to the first floor.

Opening from the hallway is the bright and spacious living room, with feature decorative fireplace and bespoke alcove shelving. The room is bathed in natural light from the large curved bay window. To the rear is the elegantly proportioned sitting room, which enjoys views over the beautiful South Easterly Facing gardens. Running alongside is the superb dining kitchen, fitted with an ample range of sleek contemporary units with feature island, and space for a dining table and chairs. A door opens out to the garden.

Stairs from the hallway lead down to the fully converted cellars with reception room, shower room and utility. A courtesy door from the utility, provides access out to the garden.

A turning spindle balustrade staircase rises to the first floor, revealing three well-proportioned double bedrooms and a further generous single bedroom. The floor is served by a well-appointed four piece family bathroom.

The turning staircase continues to rise to the second floor which is occupied by the luxury principal suite with a large double bedroom and four piece stylish modern en-suite bathroom.

The property is approached by a block paved driveway running alongside an area of garden frontage. A gate to the side of the property opens through to the attractive private enclosed South Easterly facing garden with a block paved patio providing the perfect space for outdoor entertaining in the warmer months with an area of lawn beyond, all framed by mature shrubs and trees.

Freehold
Council Tax Band: E
Approx. 2508 Sq.Ft

*"An Exceptional
Edwardian Semi-Detached
Home On Sought-After
Cul-De-Sac"*

