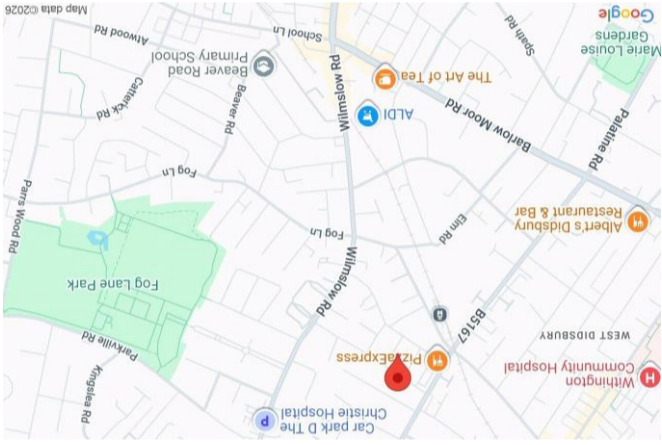


www.philipjames.co.uk
 0161 448 1234 | didsbury@philipjames.co.uk
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		62 D	74 C



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

8 ST. ALDWYNS ROAD
WEST DIDSBURY, M20 3JF



ASKING PRICE £825,000

An EXCEPTIONAL EDWARDIAN DOUBLE-FRONTED FAMILY HOME with WELL-PROPORTIONED accommodation and a WEALTH OF ORIGINAL PERIOD FEATURES, in NEED OF MODERNISATION throughout, offering the POTENTIAL TO CREATE A WONDERFUL FAMILY HOME. Offered for sale with NO ONWARD CHAIN. 2071 Sq.Ft.

The wonderful property features, THREE DISTINCT RECEPTION ROOMS, FIVE DOUBLE BEDROOMS and TWO MODERN BATHROOMS. Positioned on a SOUGHT-AFTER ROAD WITHIN THE BALLBROOK CONSERVATION AREA, the property is located within striking distance of both Didsbury and West Didsbury villages as well as being close to many highly regarded schools.

The property retains a wealth of character features, with accommodation consisting of a bright and welcoming reception hall with turning staircase with original spindles enclosed within the panels, rising to the upper floors. Opening to the right of the hallway is the bright and spacious living room with original fireplace and a large curved bay window bathing the room in natural light. Running alongside is the elegantly proportioned square bay fronted dining room also with feature original fireplace, providing the perfect space for formal dining and entertaining. There is a separate breakfast room with bespoke alcove storage, access to the pantry and an opening through to the kitchen, with new appliances. A door from the kitchen opens out to the garden. Further to the ground floor is the modern shower/utility room with washer/dryer and underfloor heating.

A turning staircase rises to the split level landing, providing access to the WC, the stairs continue to the first floor which reveals three well-proportioned double bedrooms, each boasting original fireplaces and tall ceilings, with one also boasting the original Edwardian wash basin. The floor is served by the recently fitted contemporary four piece family bathroom with underfloor heating.

The turning staircase continues to the second floor landing with skylight, leading to a further two double bedrooms, both featuring original wooden floorboards and Edwardian charm.

Double glazed encapsulated coloured glass windows and gas central heating runs throughout the property.

The property is approached via a double pillared brick wall, opening onto the driveway, providing access to the garage, with an area of garden frontage alongside. A gate to the side of the property opens into the fully enclosed garden which is mainly laid to lawn with mature plants and shrubs. There is a large brick built greenhouse, garden store and gardener's toilet.

*"An Exceptional
Edwardian Family Home
In Need Of Modernisation
Throughout"*

