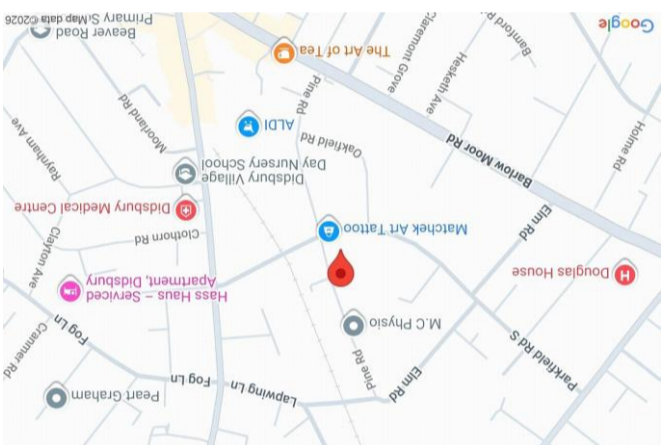


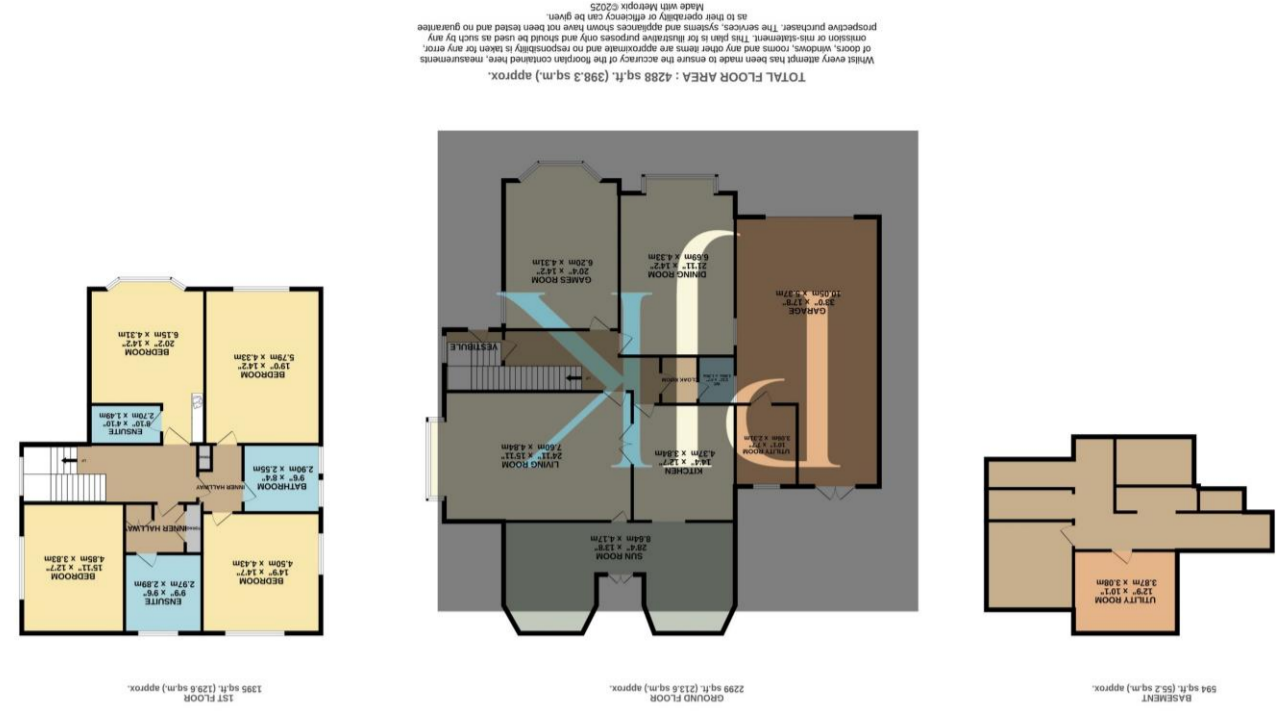
www.philipjames.co.uk
 0161 448 1234 | didsbury@philipjames.co.uk
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA



| 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 | 73 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

27 PARKFIELD ROAD SOUTH
DIDSBURY VILLAGE, M20 6DB



ASKING PRICE £2,000,000

A MAGNIFICENT EDWARDIAN DETACHED FAMILY HOME, with ELEGANT PROPORTIONS and a WEALTH OF ORIGINAL PERIOD FEATURES throughout, it FEATURES FOUR DOUBLE BEDROOMS, THREE BATHROOMS, THREE RECEPTION ROOMS and A WONDERFUL SUN ROOM.

Occupying an imposing corner plot and RARELY AVAILABLE, the property sits on the corner of two of Didsbury's most PRESTIGIOUS TREE-LINED ROADS within the BLACKBURN PARK CONSERVATION AREA, close to Didsbury Village and many highly reputable schools. 4288 Sq.Ft

The property is entered via a storm porch leading to a reception hall with a turning staircase rising to the first floor.

Opening from the hallway to the front of the property, are two reception rooms, both with large bay windows, looking out over the garden frontage.

There is a double reception room, with log burning stove and feature marble fireplace. A large square bay window and side aspect window, bathes the room in natural light and enjoy views out over the garden. Double doors provide access through to the country styled kitchen, fitted with bespoke base and wall units and feature central island, all complemented with marble tops. An opening leads through to the spectacular sun room, with space for informal dining. Accessed from the kitchen is the utility room, with internal access into the garage. Further to the ground floor is the WC.

Stairs rise from the hallway to the split level landing with coloured leaded windows and seating area. The stairs continue to the first floor which reveals four generously proportioned double bedrooms, two of which benefit from well-appointed en-suite bathrooms. The floor is further served by the family bathroom.

Accessed from the porch are the unconverted cellars, providing ample storage and a further utility area. A door provides external access out to the garden.

The property is approached via pillared double gates opening onto the sweeping driveway, providing access to the garage. With an area of lawn running alongside. A gate to the side of the property provides access through to a further area of lawn, opening through to the rear hard landscaped gardens, with mature shrubs and trees. A raised decked terrace, accessible from the sun room, provides the ideal spot for entertaining.

Freehold
Council Tax Band:
Approx. 4288 Sq.Ft

*"An Imposing Edwardian
Detached Home In
Prestigious Didsbury
Village Location"*

