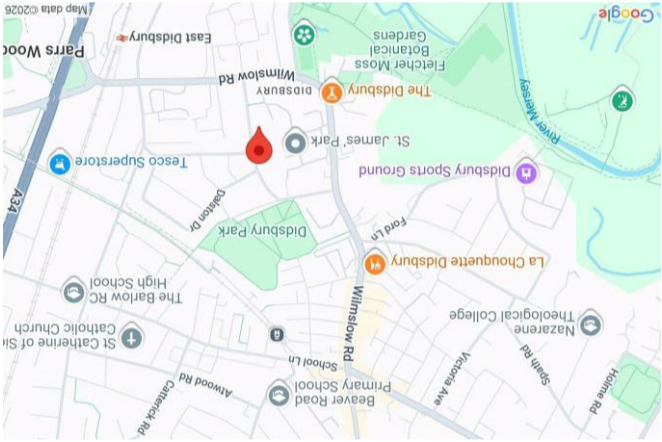


www.philipjames.co.uk  
 0161 448 1234 | didsbury@philipjames.co.uk  
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

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		
		46 E	
			72 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**TOTAL FLOOR AREA : 4045 sq.ft. (375.8 sq.m.) approx.**

ROOMS AND DIMENSIONS (approximate):  
 - Living Room: 13'0" x 11'0"  
 - Dining Room: 11'0" x 10'0"  
 - Kitchen: 10'0" x 9'0"  
 - Bedroom: 12'0" x 11'0"  
 - Bedroom: 11'0" x 10'0"  
 - Bedroom: 10'0" x 9'0"  
 - Bathroom: 5'0" x 4'0"  
 - Hallway: 4'0" x 3'0"  
 - Staircase: 3'0" x 4'0"  
 - Landing: 2'0" x 3'0"  
 - Storage Room: 4'0" x 3'0"  
 - Cellar: 4'0" x 3'0"  
 - Cellar: 3'0" x 4'0"  
 - Cellar: 2'0" x 3'0"  
 - Cellar: 1'0" x 2'0"





## ASKING PRICE £1,899,950

A MAGNIFICENT DOUBLE-FRONTED VICTORIAN SEMI DETACHED with grand proportions throughout, retaining a host of Period features, occupying a GENEROUS OVERALL GARDEN PLOT WITH BEAUTIFUL SOUTH WESTERLY FACING GARDENS positioned within the EXCLUSIVE ENCLAVE OF DIDSBURY PARK and the ST JAMES CONSERVATION AREA. 4,045 Sq Ft.

The accommodation offers luxury and versatile living arranged over four floors, with high specification finishes and stylish presentation, alongside many character features including high cornice ceilings and period fireplaces.

This truly magnificent residence opens into the reception hall with attractive tiled flooring, corniced ceilings, and stairs with a solid wooden handrail. To the left of the hallway, is an elegantly proportioned sitting room with a high corniced ceiling, double pitched skirting boards, bespoke shelving and a feature solid marble surround with decorative cast iron inset. Across the hall is a beautifully presented square bay-fronted living room; with a high corniced ceiling and a decorative Victorian feature fireplace.

The hallway leads further down to the grand dining room, enhanced by traditional period detailing; featuring a striking fireplace and sash windows flooding the room with natural light. The perfect setting for formal entertaining.

To the rear lies the wonderful living kitchen with classic style units complimented with marble tops, farmhouse sink and a central Island. The room is generously proportioned which creates a perfect space for entertaining and day-to-day family living with patio doors opening directly onto the attractive landscaped gardens.

Ground Floor W.C and utility space.

Accessed from the hallway is the lower ground floor, providing cellar storage space. Please be advised that there are no building regs - sold as seen.

The staircase rises to the spacious first floor galleried landing, which reveals four well-proportioned double bedrooms, with the luxury principal suite boasting dual aspect windows, bespoke fitted wardrobes, and a well-appointed en-suite shower room. The other bedrooms are served by the stylish family bathroom as well as a separate stylish shower room.

A staircase from the first-floor landing rises to the second floor, which reveals two further double bedrooms, one of which has a contemporary en-suite bathroom.

Occupying a generous overall garden plot, the property is approached via a sweeping gravel laid driveway with ample parking and enjoying a high level of privacy through established trees and bushes. To the rear are wonderful south-westerly facing rear gardens mainly laid to lawn and surrounded by an abundance of established trees and shrubs. There is a flagstone sun terrace, which is perfect for enjoying the afternoon and evening sunshine. The gardens are not directly overlooked. A truly sensational home.

Freehold  
Approx. 4,045 Sq Ft  
Council Tax Band: F

*"A Magnificent Victorian  
Residence Set Within The  
Exclusive Enclave Of  
Didsbury Park"*

