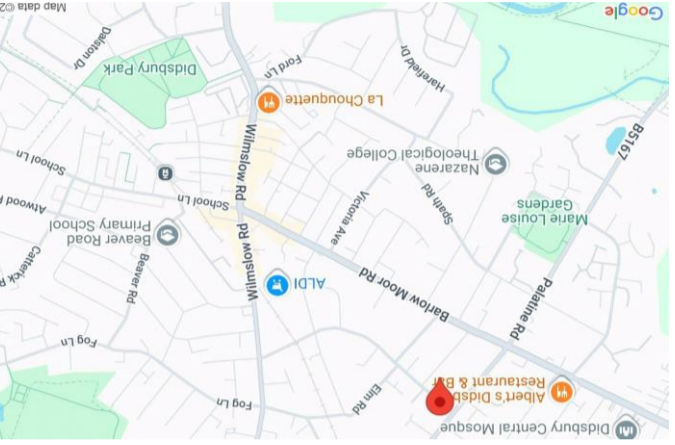
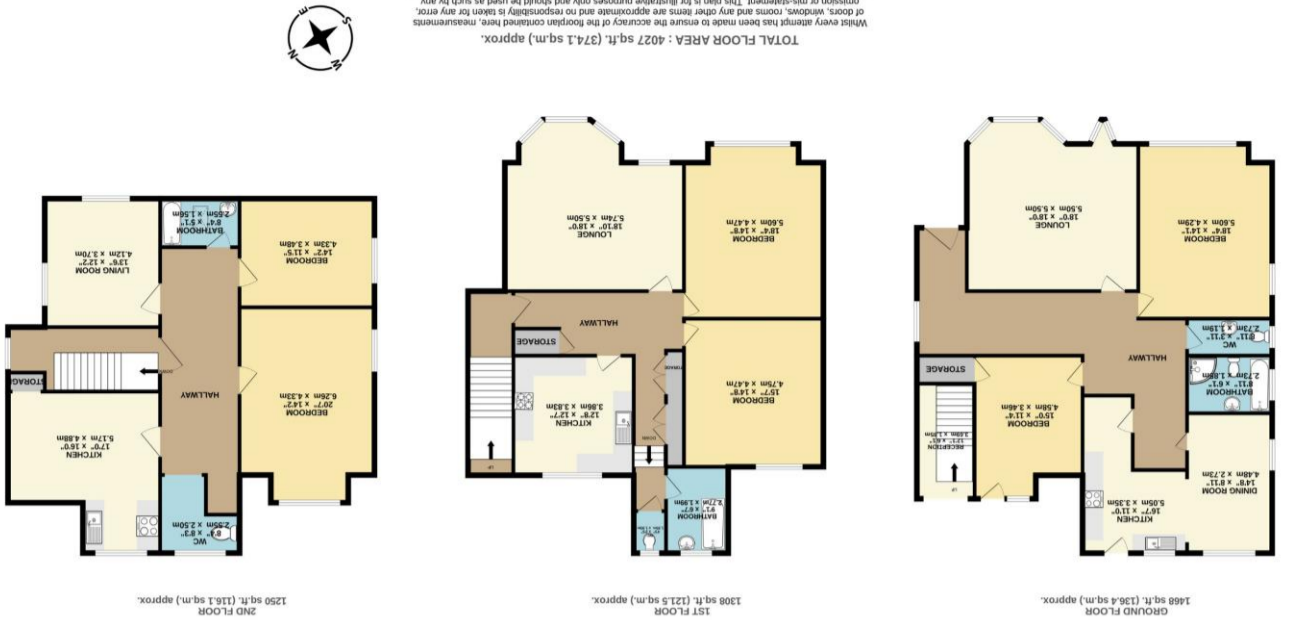


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While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error of dimension or mis-statement. This plan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

2 LINDEN ROAD
 DIDSBURY VILLAGE, M20 2QJ



ASKING PRICE £1,300,000

A TRULY WONDERFUL EDWARDIAN residence with ELEGANT PROPORTIONS THROUGHOUT and a GENEROUS SOUTH WESTERLEY FACING GARDEN. The property is positioned on one of Didsbury's most sought after tree lined roads and a PRIVATE and SECLUDED SETTING.

This mansion is located within the exclusive Blackburn Park Conservation Area and is within walking distance to Lapwing Lane's renowned "Edwardian Parade" bars and restaurants, as well as many reputable schools. 4,027 Sq Ft

This is a perfect opportunity to re-convert an impressive Edwardian detached mansion back into a luxury family home, while still retaining an abundance of original period features. The property is currently arranged as three self-contained apartments with separate leaseholds and in need of modernisation throughout.

The ground floor has high ceilings with two bay fronted reception rooms; providing a blank canvas for reinstatement as impressive principal reception rooms. The ground floor also offers a kitchen which opens in to the dining room and provides access to the garden, two double bedrooms and a bathroom with separate WC.

There is a side extension to the property, where stairs have been created and rise to provide access to the second and third floor apartments; both featuring a large reception room with high ceilings and spectacular bay window. The kitchens offer fitted units with integrated appliances. There are two well-proportioned double bedrooms on both floors, served by a contemporary bathroom and WC.

Discreetly positioned and set back from the road, the property is approached via a long driveway with an attractive garden frontage alongside, enclosed by the original brick boundary wall. The driveway extends along the side of the residence, providing off-road parking and access to the DETACHED GARAGE with twin doors, which offer potential for remodelling or conversion – subject to planning permission.

Another standout feature of the property are the generous south westerly-facing gardens, set within 1/5 of an acre with an overall plot measuring 148ft front to back in length, framed by an abundance of mature trees and established planting; creating a picturesque backdrop and complete privacy. AGENTS NOTE

As the three apartments are on different titles the purchase will need to be structured as three separate transactions exchanged and completed simultaneously.

Freehold
Approx. 4027 Sq.Ft
Council Tax Band: D

*"A Truly Wonderful
Edwardian Residence With
A Host Of Period
Features"*

