

Floor plan of the second floor showing three rooms:

- BEDROOM**: 4.57m x 3.62m
- BEDROOM**: 3.55m x 3.25m
- OFFICE**: 2.58m x 2.48m

The plan also includes a central staircase labeled "WINDING" and "CORRIDOR", a bathroom, and a kitchen area.

Floor plan of the second floor:

- Bedroom:** 20'1" x 11'11" (top left)
- Bedroom:** 11'10" x 10'8" (middle right)
- Bathroom:** 5'9" x 7'11" (bottom left)
- Landing:** Central area with stairs (up and down) and a closet.

Floor plan of the second floor. The layout includes a central staircase labeled 'STAIRCASE'. To the right of the staircase is the 'LIVING ROOM' with dimensions 4.21m x 3.53m. Below the living room is the 'DINING ROOM' with dimensions 4.21m x 3.13m. To the left of the dining room is the 'KITCHEN' with dimensions 5.44m x 2.58m. The plan also shows a small entrance area at the top and a small room or closet at the bottom right.

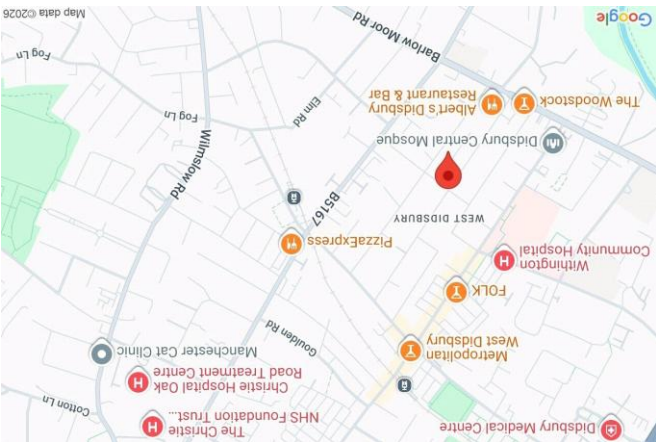
The second floor plan includes a large Chamber (11'0" x 13'8") with a fireplace, a Storm Porch, a Bathroom (5'0" x 6'1") with a bathtub, a WC (2'5" x 5'1") with a toilet, and a Storage area. A staircase leads up to the Chamber from the Storm Porch.

2ND FLOOR  
456 sq. ft. (42.3 sq.m.) approx.

543 sq. ft. (50.5 sq.m.) approx.

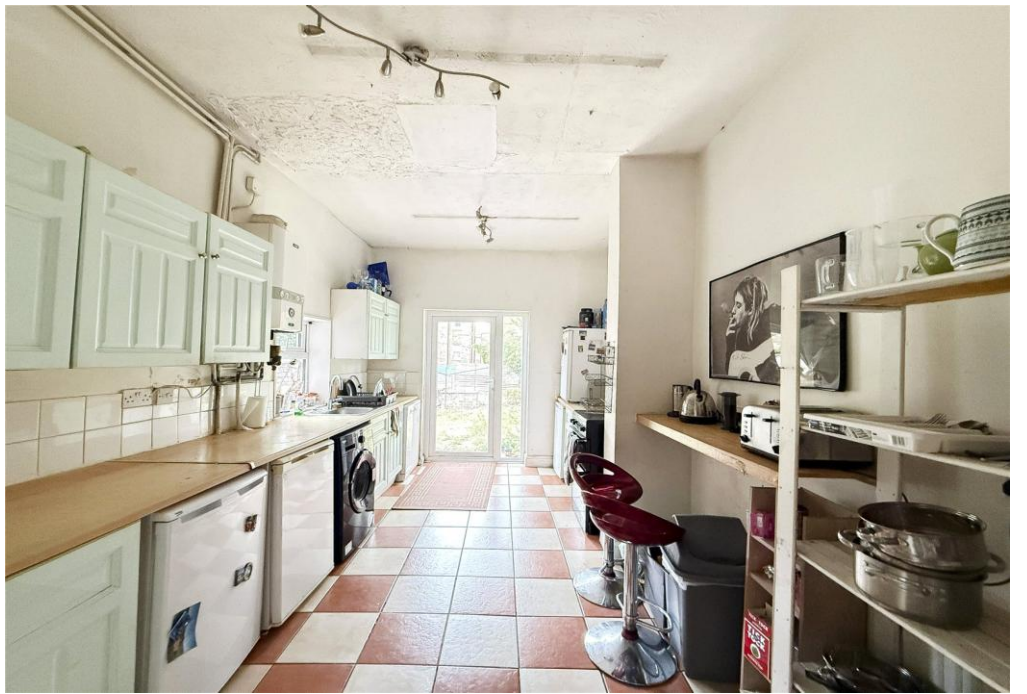
GROUND FLOOR  
508 sq. ft. (47.2 sq. m.) approx.

383 sq. ft. (35.6 sq.m.) approx.



PHILIP JAMES  
KENNEDY

82 OLD LANSDOWNE ROAD  
WEST DIDSBURY, M20 2WX



## GUIDE PRICE £550,000

A WELL-PROPORTIONED VICTORIAN MANSION TERRACE arranged OVER THREE FLOORS and offering EXCELLENT POTENTIAL for FURTHER ENHANCEMENT to create a wonderful home. Located in the HEART OF WEST DIDSbury, the property is just a short stroll to the fashionable Burton Road with an array of independent shops, café bars and restaurants, as well as being close to the Metrolink and many reputable schools. OFFERED FOR SALE WITH NO ONWARD CHAIN. 1,890 Sq.Ft

The accommodation consists of; an entrance hallway with stairs rising to the first floor.

To the front of the property is the bright and spacious living room with a high corniced ceiling and bay window, bathing the room in natural light. Further down the hallway is the dining room, with an abundance of space for furniture – creating the perfect space for everyday family living and entertaining.

To the rear of the property is the contemporary kitchen fitted with an ample range of wall and base units. A patio door opens out on to the westerly facing garden.

Accessed from the kitchen are the unconverted cellars with plumbing for a utility area and bathroom - Please be advised that the cellars have not been converted and are sold as seen.

Stairs from the entrance hall rise to the first floor which reveals two spacious double bedrooms. The floor is served by a contemporary three-piece bathroom.

Stairs rise to the second floor, which offers two further double bedrooms and an office/ wardrobe room with skylight.

The property is approached via a block paved pathway with lawn running alongside. To the rear is the generous westerly facing garden, with a flagged patio to the rear.

Freehold  
Council Tax Band: D  
Approx. 1,890 Sq.Ft

*"A Victorian Mansion  
Terrace With An  
Abundance Of Potential In  
West Disbury"*

