

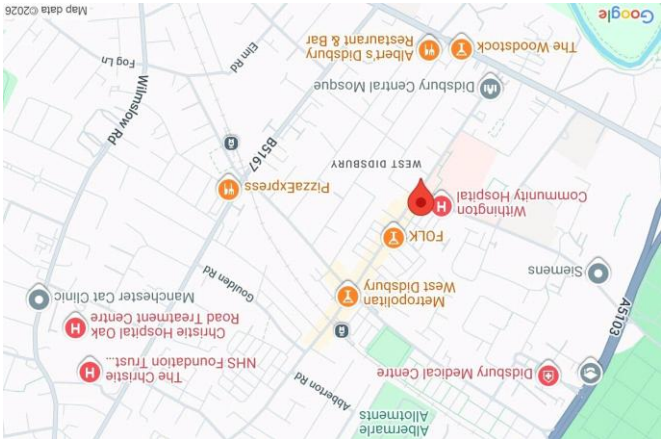
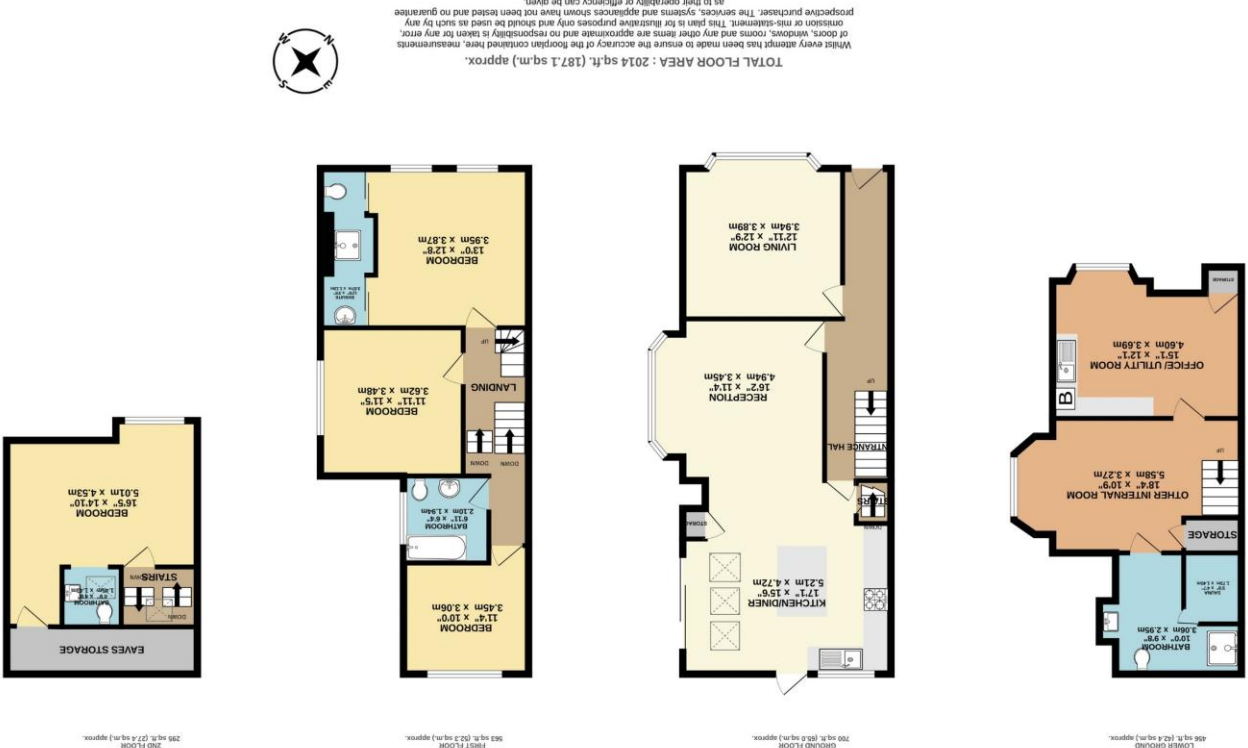
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PHILIP JAMES
KENNEDY

197 BURTON ROAD
WEST DIDSBURY, M20 2LZ



ASKING PRICE £915,000

An EXCEPTIONAL VICTORIAN MANSION TERRACE, with BEAUTIFULLY PRESENTED accommodation arranged over FOUR FLOORS. The property has been thoughtfully DESIGNED while retaining PERIOD FEATURES. The family home BOASTS an EXTENDED OPEN PLAN LIVING KITCHEN, a SPECTACULAR CONVERTED LOWER GROUND FLOOR with SAUNA and a SOUTH FACING GARDEN.

The property is located within the heart of WEST DIDSBURY VILLAGE with an array of independent shops, cafe bars and restaurants as well as the Metrolink station within a moments stroll away. Approx. 2,014 Sq.Ft

The ground floor opens into a spacious reception hallway, leading through to an impressive living room. This elegant room boasts a large bay window overlooking the front garden, a high corniced ceiling and a charming fireplace with cast iron inset.

To the rear of the property is the spectacular open plan kitchen dining, The kitchen boasts sleek bespoke fitted cabinets with a well-appointed central island, complemented with integrated appliances. There is generous space for a dining table and chairs, while impressive tri-folding doors open directly onto the south-facing garden, creating a seamless connection between the indoor and outdoor living spaces.

The kitchen and dining area flows effortlessly into a further reception room, providing the perfect space for everyday family life.

Stairs from the kitchen lead down to the converted lower down floor, which is generously sized and offers two well-proportioned rooms which could accommodate further bedrooms, living space or a home office. The lower ground floor is further enhanced by a beautifully appointed bathroom, complete with a walk-in shower and its own sauna.

The first floor offers three generously proportioned double bedrooms, all served by a stylish and contemporary family bathroom. The principal bedroom, positioned at the front of the property, benefits from its own en-suite shower room with a walk-in shower.

The staircase continues to the second floor, leading you to a further bedroom, which offers an abundance of storage and a WC.

Externally, the property is approached via an attractive tiled pathway, with garden frontage alongside. To the rear is an attractive South facing garden which wraps around the property and enclosed with mature hedging for privacy.

There is also a patio - offering an ideal space for al fresco dining and entertaining.

A truly beautiful family home.

Freehold
Council Tax Band: D
Approx. 2,014 Sq Ft

This property benefits from a modern roof mounted solar panel array installed in 2024, generating approximately 2200KWh per year of clean, renewable energy and reducing annual electricity costs

"A Magnificent Victorian Mansion Terrace On Burton Road"

