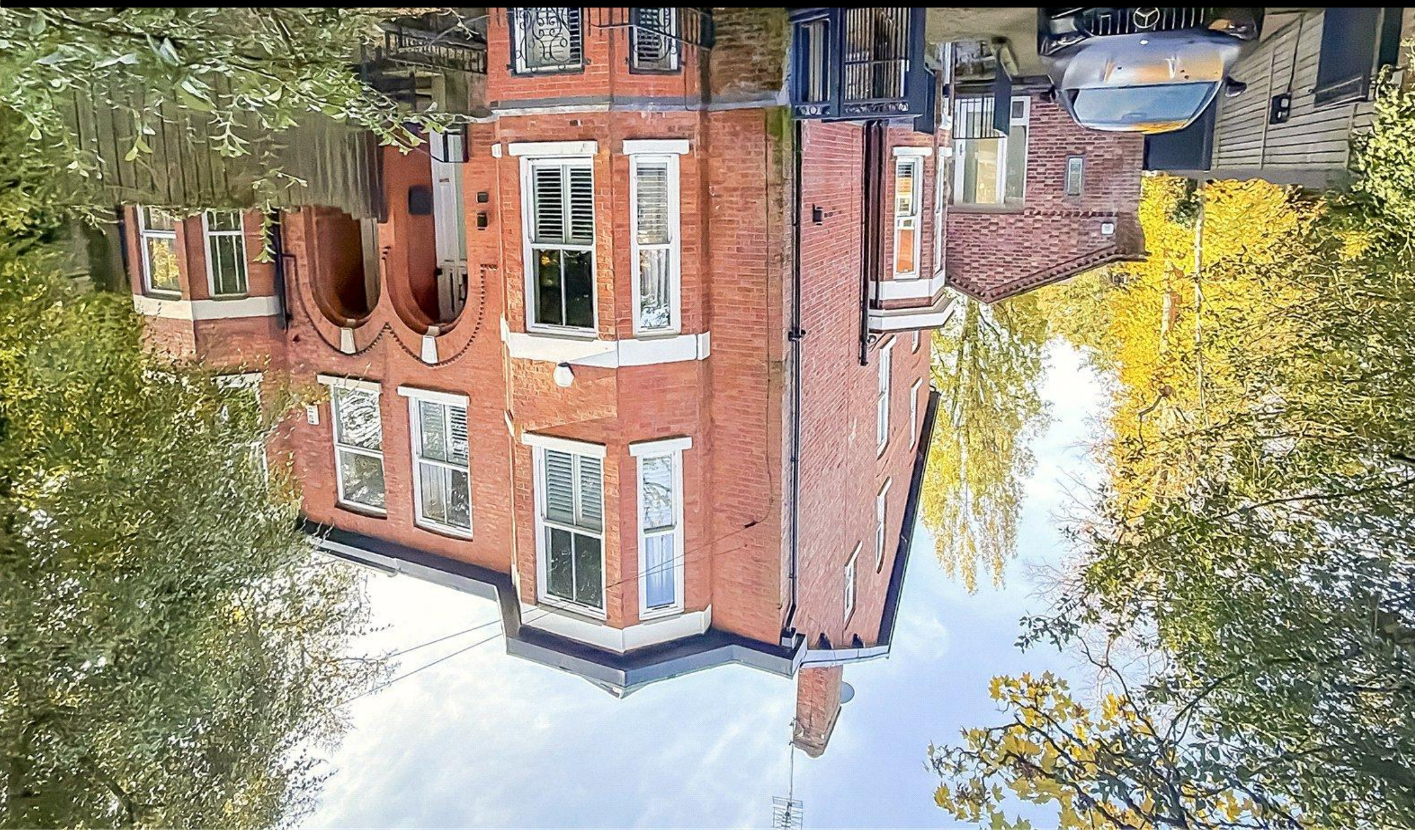
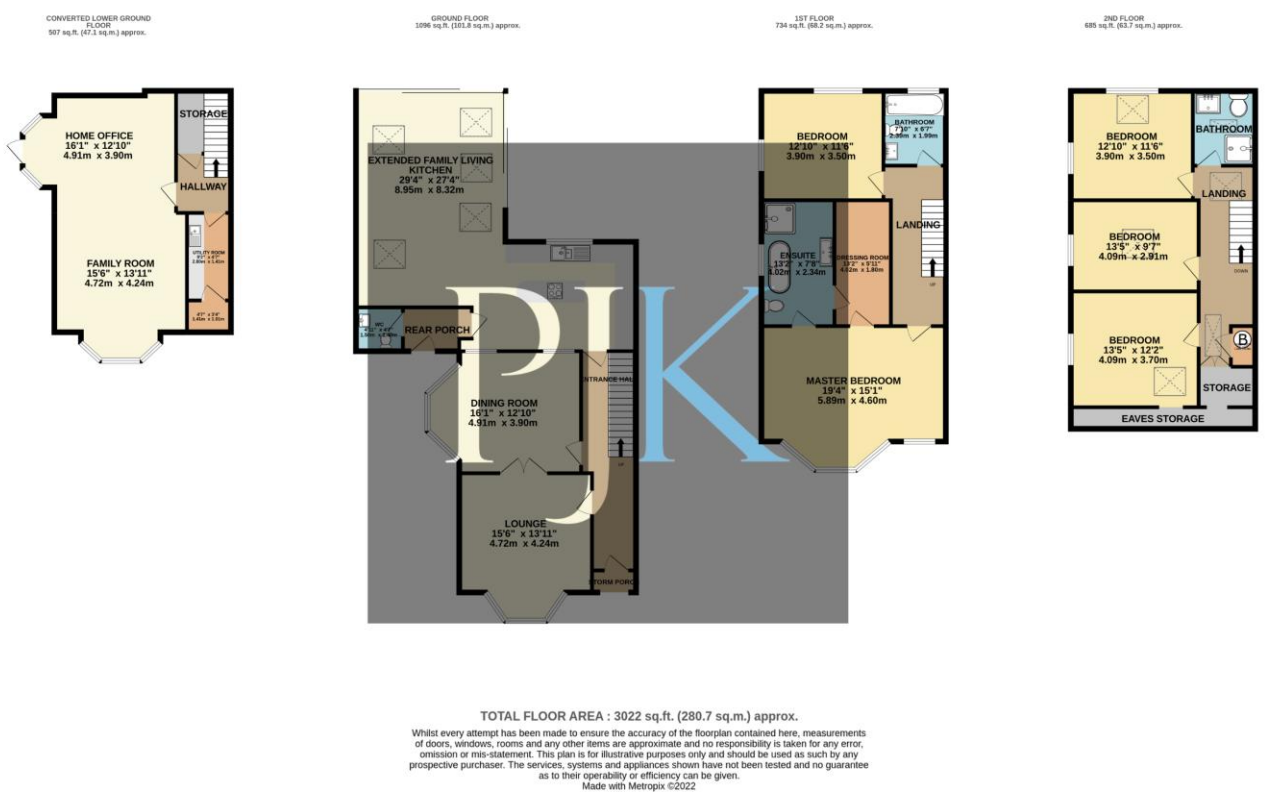
PHILIP JAMES
KENNEDY

1 CLYDE ROAD

WEST DIDSBURY, M20 2NJ

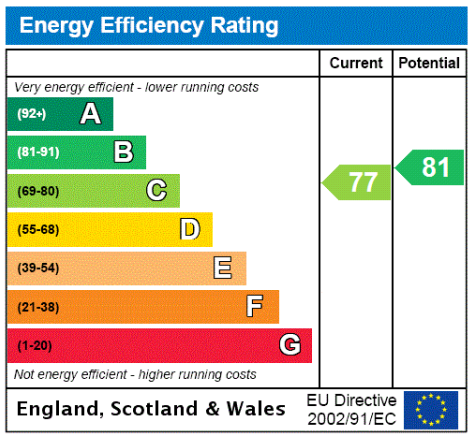






TOTAL FLOOR AREA : 3022 sq.ft. (280.7 sq.m.) approx.

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.
Made with Metropix ©2022



679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

0161 448 1234 | didsbury@philipjames.co.uk

www.philipjames.co.uk

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 firms employment has the authority to make or give any representation or warranty in respect of the property.









ASKING PRICE £1,400,000

"Victorian Mansion House With Spectacular South Easterly Facing Gardens"

A MAGNIFICENT, TWIN STOREY BAY-FRONTED VICTORIAN MANSION house featuring FIVE DOUBLE BEDROOMS, THREE BATHROOMS, a SPECTACULAR OPEN PLAN DESIGNER LIVING KITCHEN, TWO DISTINCT RECEPTION ROOMS and FULLY CONVERTED BASEMENTS, with LUXURIOUS INTERIORS and HIGH SPEC FINISHES throughout, creating a wonderful family home. Occupying a South Easterly facing garden plot, the property is set within the Albert Park conservation area in fashionable West Didsbury village, close to the trendy Burton Road and many reputable schools. Approx. 3011 Sq.Ft

The beautifully presented accommodation consists of a storm porch with access through to a welcoming reception hallway which has a high cornice ceiling, original corbels and tiled flooring.

Positioned at the front of the property is the principal reception room which has an intricate high cornice celling, oak wooden flooring and a feature double glazed sash bay window overlooking the frontage. Double doors open through to the dining room with a continuation of wooden oak flooring, a double glazed bay window and a contemporary design ‘Evonic’ double sided electric fire. This room provides ample space for formal dining.

To the rear is the impressive extended family living kitchen which has underfloor heating and is fitted with a comprehensive range of bespoke handcrafted units, complemented with quartz worktops and fully integrated ‘Neff’ appliances including a double oven, induction hob with extractor, fridge freezer, wine fridge and dish washer. In addition there is a feature island unit/breakfast bar with quartz worktop. There is an architect designed extended dining area which has a double high vaulted ceiling with Velux windows and full width bespoke sliding doors opening into the garden with a York-stone covered terrace. The underfloor heating extends throughout. Additionally there is a side porch giving access to a wash room with a W.C and wash basin.

The lower ground floor has been fully converted and consists of two open plan reception rooms, offering versatility and option to use as a playroom, family room or home gym. There is also a utility room with fitted storage, plumbing available for washing machine.

The First floor reveals a stunning master-suite with well-proportioned bedroom area with a corniced ceiling, double glazed window partnered with a sash bay, and is laid with Herringbone flooring. There is a bespoke fitted walk-in wardrobe and an en-suite four piece CP Hart designer bathroom. Positioned at the rear is a well-proportioned second bedroom with views over the garden. This bedroom is served by a CP Hart family bathroom providing a bath with shower, wash basin and W.C.

To the second floor are a further three double bedrooms with each having ample space for free-standing or fitted furniture. The bedrooms on this floor are served by a contemporary style shower room. In addition there is access to considerable eaves storage.

Externally the residence is approached via remote operated double gates where there is off-road parking for several vehicles. To the rear is a professionally landscaped South-easterly facing garden, laid with two York-stone patio areas with brick built barbeque, and an expansive lawn. In addition the rear is fully closed and has external lighting.

Freehold
Council Tax Band: E
Approx. 3,011 Sq.ft









