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27 VICTORIA AVENUE
DIDSBURY, MANCHESTER M20 2QX



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27 VICTORIA AVENUE DIDSBURY, MANCHESTER M20 2QX

An exceptionally presented Victorian semi detached family home, boasting impressive proportions and a landscaped southerly facing garden, located centrally within Didsbury village. 2833 sq ft. The accommodation consists of an entrance hallway, lounge, living room, dining room and an extended family kitchen. W.C, cellars. The upper floors reveal five well proportioned double bedrooms which are served by two bathrooms and en suite shower room. Externally there is an attractive and enclosed garden with decked terrace and a driveway providing off road parking.

- Semi Detached Family Home • Exceptional Presentation
- Extended Living Kitchen • Five Double Bedrooms • Three Bathrooms • Southerly Facing Garden • Off Road Parking • Didsbury Village Location •

£950,000



PROPERTY SUMMARY

A magnificent Victorian semi detached family home, having been comprehensively updated and improved including a beautiful extended family kitchen, offering perfectly balanced accommodation arranged over four floors extending to 2833 sq ft.

The property has been tastefully improved with high specification features throughout and retains many of the original features including high intricate corniced ceilings, original Victorian fireplaces, internal panelled doors and a magnificent spindled balustrade staircase returning throughout the floors.

The property is centrally located within Didsbury village, with a wide range of independent shops, bars and restaurants within easy reach, as well as Didsbury Metrolink station. The property is within striking distance of eminent private schools, and is also within easy reach of the motorway network, city centre and Manchester airport.

The residence is set back from the road, with a high level of privacy provided. The property is approached via a block paved driveway which provides off road parking, with the accommodation, in brief providing an entrance hallway, lounge with bay window, dining room, living room opening into the extended family kitchen, access to full cellars. The upper floors provide five well proportioned double bedrooms, which are served by a two bathrooms and an en suite shower room.

ENTRANCE HALLWAY

A welcoming area with a feature spindle balustrade staircase rising to the first floor. Feature 'Minton Hollins' encaustic tiled flooring with the original internal panel doors accessing the ground floor accommodation.

LOUNGE

4.52m x 4.01m (14'10" x 13'2")

An impressive principal reception room positioned at the front

of the property, with a leaded and stained glass bay window. There is a high cornice ceiling with a picture rail surround. In addition there is a feature fireplace.

DINING ROOM

4.09m x 3.33m (13'5" x 10'11")

The second reception room is positioned in the middle of the property, and has a square bay window to the side elevation. There is ample space for a table and chairs, suitable for formal dining and entertaining. An opening leads through to the family kitchen.

LIVING ROOM

5.21m x 3.86m (17'1" x 12'8")

A well presented reception room which also has a high cornice ceiling with a picture rail surround. There is an impressive leaded and stained bay window overlooking the south facing garden. The living room also has an opening leading through to the family kitchen.

EXTENDED FAMILY KITCHEN

5.00m x 4.19m (16'5" x 13'9")

A stunning attribute is the extended family kitchen which is flooded with natural light via full width bi-fold doors and a feature roof light. There are a comprehensive range of bespoke hand made stylish units complemented with a feature island unit with a quartz worktop, and integrated 'Neff' appliances including an oven, grill, hob & extractor fan, microwave and a 'Meile' coffee machine, as well as having space for a freestanding 'American' style fridge freezer.

WASH ROOM

Accessed from the hallway is the wash room which provides a W.C and wash basin.

CELLARS

Accessed from a staircase in the hallway are the full leaf cellars. There are two chambers which offer valuable storage, as well as the utility room which has plumbing and space for a washing machine and dryer. The cellars offer superb potential to convert into additional living accommodation.

FIRST FLOOR LANDING

With a continuation of the balustrade staircase, original internal doors access the first floor accommodation which



consists of three double bedrooms the family bathroom and en suite shower room.

MASTER BEDROOM

5.92m x 4.52m (19'5' x 14'10')

Positioned at the front of the property the master bedroom has a bay window, a high cornice ceiling and varnished wooden flooring. There is ample space for either fitted or freestanding furniture.

EN SUITE

The master bedroom is served by a modern en suite which provides a shower cubicle, wash basin and W.C.

BEDROOM TWO

3.99m x 3.33m (13'1' x 10'11')

Another double bedroom, with a window to the side elevation. There is a cornice ceiling and varnished wooden floors.

BEDROOM THREE

4.22m x 3.86m (13'10' x 12'8')

The third well proportioned double bedroom with a bay window overlooking the southerly facing garden. Ample space for freestanding furniture.

FAMILY BATHROOM

4.24m x 2.06m (13'11' x 6'9')

The first floor is further served by a stunning family bathroom which has extensive tiling and is fitted with a period style suite consisting of a freestanding roll top bath with shower attachment, walk in wet shower area, two wash basins and a W.C.

SECOND FLOOR LANDING

An open landing with a spindle balustrade and study area with Velux window. There is access to a further two double bedrooms and a bathroom.

BEDROOM FOUR

6.35m x 3.99m (20'10' x 13'1')

Positioned at the front of the property, this is another well proportioned double bedroom, with a window to the side elevation and two Velux windows.

BEDROOM FIVE

4.24m x 3.99m (13'11' x 13'1')

Positioned to the rear of the property is the fifth double bedroom, with access to useful eaves storage.

BATHROOM

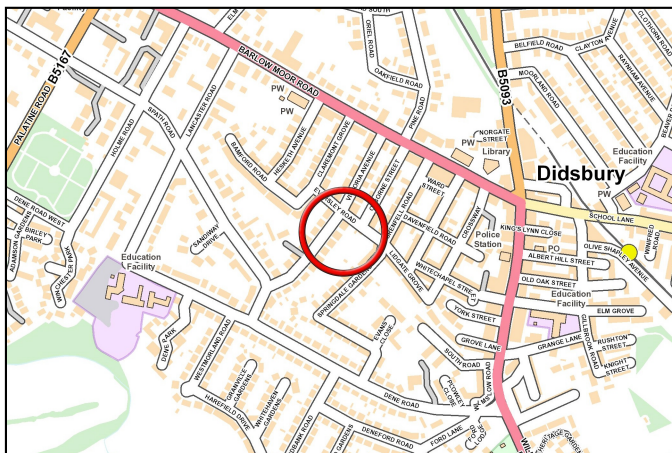
The upper floor is served by a modern bathroom with extensive mosaic tiling and a white suite providing a bath with shower, wash basin and W.C. There is a Velux window and access to useful eaves storage.

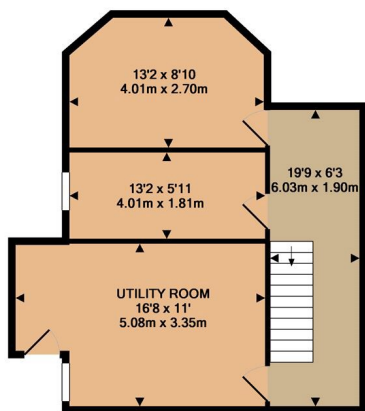
EXTERNALLY

The residence is approached via a block paved driveway allowing off road parking for two vehicles, and has access to the rear via double gates. In addition there is a small garden frontage alongside.

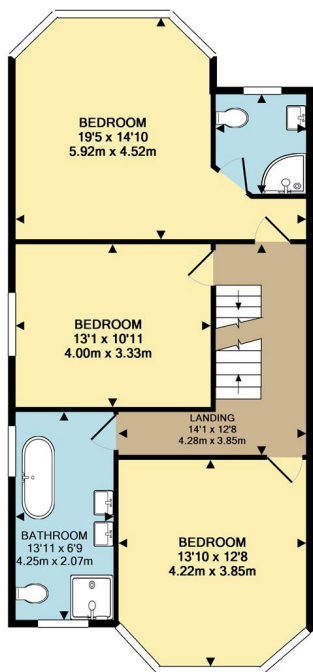
The rear garden is beautifully landscaped, southerly facing and measures 60 ft. There is an expanse of lawn surrounded by established flower beds and mature trees which provide privacy. There is also a composite decked terrace which has ample space for garden furniture, suitable for barbeques and al fresco dining.

A truly remarkable family home in a first class location, which is ready to move into with the minimum of fuss.

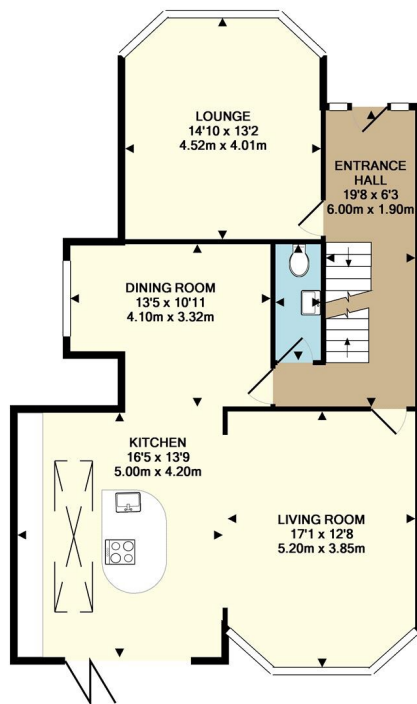




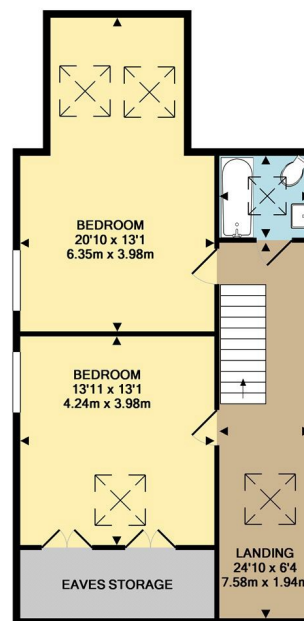
BASEMENT LEVEL
APPROX. FLOOR
AREA 481 SQ.FT.
(44.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 762 SQ.FT.
(70.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 913 SQ.FT.
(84.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 677 SQ.FT.
(62.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2833 SQ.FT. (263.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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