

PHILIP JAMES
KENNEDY

LYNTON, 34 CLOTHORN ROAD
DIDSBURY, MANCHESTER M20 6BP



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LYNTON, 34 CLOTHORN ROAD DIDSBURY, MANCHESTER M20 6BP

A magnificent recently renovated double fronted detached residence, offering impressively proportioned rooms throughout, located on a tree-lined road centrally positioned within Didsbury village, offered for sale with no chain. 3319 sq ft. Occupying a southerly facing garden plot measuring 0.11 of an acre, the accommodation consists of a reception hallway with under-stair cupboard and cloakroom, living room, dining room, play room, family kitchen and utility room. The upper floors reveal six double bedrooms served by two bathrooms and two en-suites as well as a seventh single bedroom/study. Externally there are attractive gardens, with driveway and garage.

- Edwardian Detached Family Home • Impressively Presented • Seven Bedrooms • Four Bathrooms and WC • Southerly Facing Garden • Off Road Parking • No Chain •

Offers over £1,200,000



PROPERTY SUMMARY

A magnificent and recently renovated Edwardian detached residence retaining many period features occupying a southerly facing garden plot measuring 0.11 of an acre with a rear garden extending to 35 ft.

The property is positioned on a tree lined road, within strolling distance to the village and Beaver Road school, and with easy access to the motorway network, city centre and Manchester airport.

There is extensive and versatile accommodation arranged over three floors, extending to an impressive 3319 sq ft. The ground floor consists of a reception hallway, living room, dining room, play room, dining kitchen, utility room and cloakroom. The first floor provides four bedrooms, family bathroom and two en suites. The full height top floor accommodation reveals two double bedrooms, an additional single bedroom/study as well as a separate storage room with loft access.

RECEPTION HALLWAY

A welcoming entrance area with a feature mahogany spindle balustrade staircase rising to the upper floor with pictured stained glass window. Original internal doors access the ground floor accommodation. Access to a wash room which provides a W.C and wash basin.

DINING ROOM

6.20m X 4.32m (20'4" X 14'2")

An impressively proportioned reception room with dual aspect windows including a feature curved and partially double glazed bay window overlooking the garden frontage with stained and leaded windows. There is a high cornice ceiling, varnished wooden flooring and a feature fireplace. Perfect space for formal dining and entertaining.

LIVING ROOM

5.23m X 5.16m (17'2" X 16'11")

The second well proportioned reception room which also

has a feature stained glass curved and partially double glazed bay window overlooking the frontage. High cornice ceiling, varnished wooden flooring and fireplace.

PLAY ROOM

5.03m X 4.04m (16'6" X 13'3")

Positioned to the rear of the property, and with patio doors which access the garden, is the third reception room, currently utilised as a play room. There is a window to the side elevation and two Velux windows.

KITCHEN

5.51m X 4.65m (18'1" X 15'3")

Fitted with a comprehensive range of solid wood hard panelled stylish units which are complemented with granite worktops and integrated appliances, with space for further freestanding appliances. There is ample space for a table and chairs, suitable for day to day informal dining. Access through to the rear porch, which in turn allows access to the garden.

UTILITY ROOM

2.95m X 2.44m (9'8" X 8'0")

There is large separate utility room which has plumbing and space for a washing machine and dryer. There are also units providing valuable storage and a sink.

FIRST FLOOR LANDING

Continuation of the mahogany balustrade, and a stunning stained glass square bay window. Access through to four bedrooms, family bathroom and two en suites.

MASTER BEDROOM

5.44m X 4.32m (17'10" X 14'2")

A well proportioned double bedroom with a curved, partially double glazed bay window and ample space for freestanding furniture.

EN SUITE BATHROOM

2.77m X 1.60m (9'1" X 5'3")

The master bedroom is served by an en suite which provides a bath with shower, wash basin and W.C



BEDROOM TWO

5.23m X 5.26m (17'2" X 17'3")

The second impressively proportioned double bedroom which has a feature curved partially double glazed bay window, high cornice ceiling and ample space for either fitted or freestanding furniture.

BEDROOM THREE

4.42m X 4.06m (14'6" X 13'4")

The third double bedroom, currently used as a dressing room, with a square bay window with views over the rear garden.

BEDROOM FOUR

5.36m X 3.76m (17'7" X 12'4")

The fourth double bedroom on the first floor, with a bay window overlooking the rear.

EN SUITE SHOWER ROOM

Bedrooms three and four have 'Jack and Jill' access to an en suite which has extensive travertine tiling and provides a shower area, two wash basins and a W.C.

FAMILY BATHROOM

2.87m X 1.83m (9'5" X 6'0")

Bedrooms three and four have 'Jack and Jill' access to an en suite which has extensive travertine tiling and provides a shower area, two wash basins and a W.C.

SECOND FLOOR

The second floor offers flexible accommodation, and would be suitable for teenage children, nanny or au-pair. With access to a large loft space providing extensive storage.

BEDROOM FIVE

8.28m X 3.76m (27'2" X 12'4")

A large well proportioned fifth bedroom measuring in excess of 27 ft, recently renovated to a high standard with two large, original sash windows to the side aspect as well as a Velux window allowing a huge amount of natural light. This spacious bedroom has ample space for freestanding furniture and is an ideal space to create a guest suite.

BEDROOM SIX

4.29m X 3.66m (14'1" X 12'0")

Another well proportioned double bedroom with space for freestanding furniture and a sash window to the side aspect.

BEDROOM SEVEN

4.09m X 2.59m (13'5" X 8'6")

A useful single bedroom or study with Velux window and fitted storage.

BATHROOM

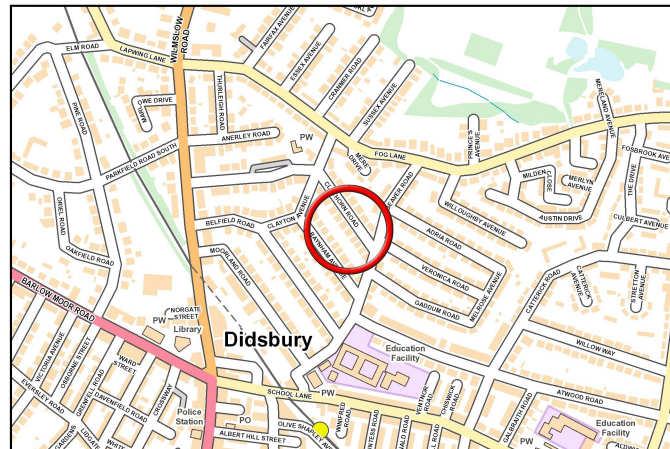
3.10m X 1.70m (10'2" X 5'7")

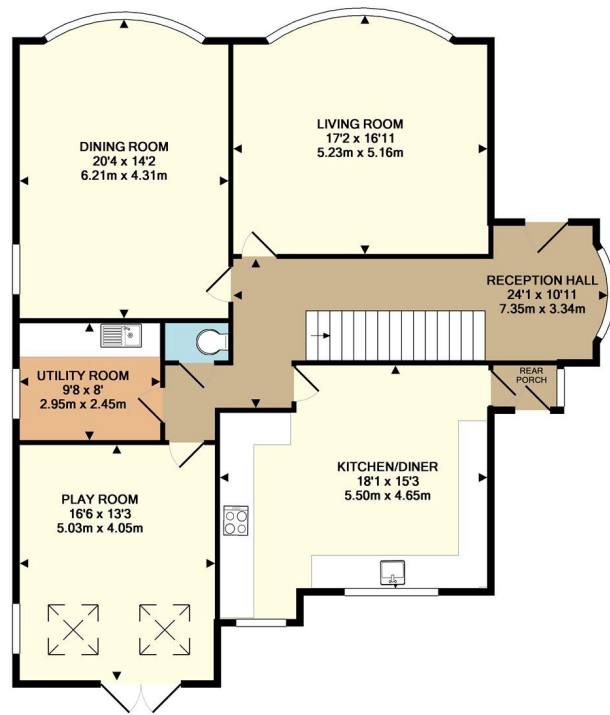
The top floor accommodation is served by a modern bathroom with a white suite providing a bath with shower, wash basin and W.C.

EXTERNALLY

The property is approached via a shared driveway which allows off road parking for one vehicle, and access to the garage with power door. Alongside is an area of garden, with an area of lawn with borders, and enclosed via dwarf brick wall.

To the rear is an attractive and fully enclosed garden which measures 35 ft. There is an expanse of lawn with mature borders and a feature pergola with seating area. The garden also has a paved patio suitable for barbeques, al fresco dining and summer entertaining.

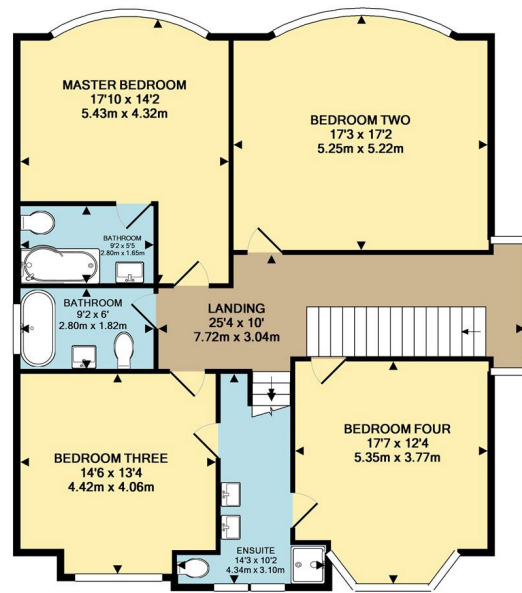




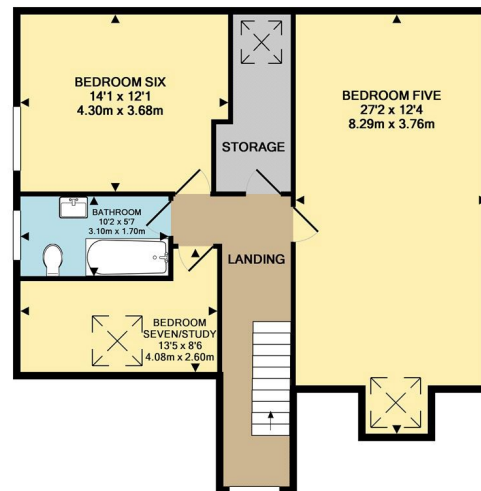
GROUND FLOOR
APPROX. FLOOR
AREA 1341 SQ.FT.
(124.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 3319 SQ.FT. (308.3 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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1ST FLOOR
APPROX. FLOOR
AREA 1162 SQ.FT.
(107.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 816 SQ.FT.
(75.8 SQ.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	71
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		48	65
England & Wales		EU Directive 2002/91/EC	

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