

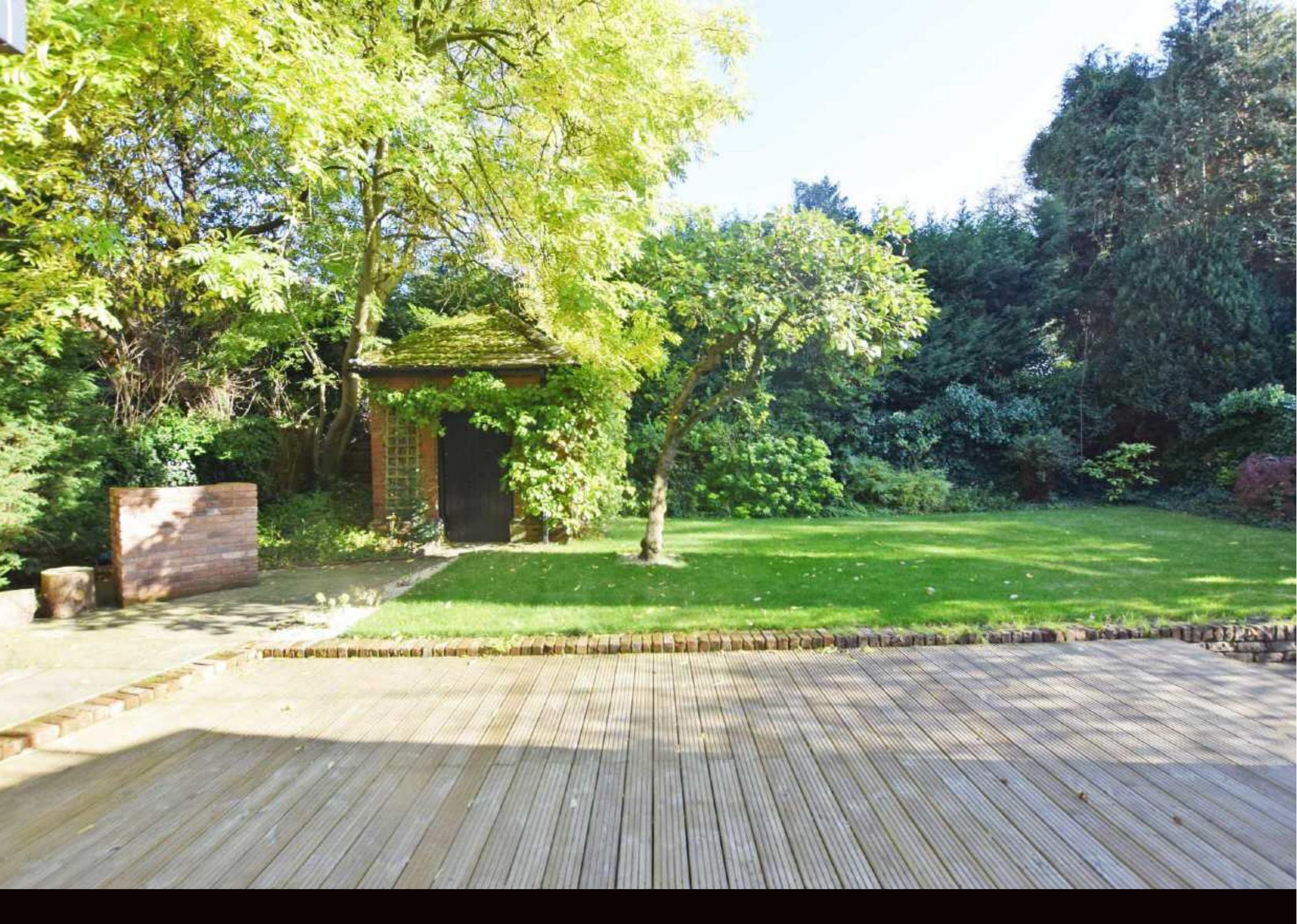
PHILIP JAMES
KENNEDY

23 HOLME ROAD
DIDSBURY, MANCHESTER M20 2UP



www.philipjames.co.uk





23 HOLME ROAD DIDSBURY, MANCHESTER M20 2UP

- Bespoke Detached Home • Architect Designed • Exceptionally Presented • High Specification Fixtures & Fittings • Four Bedrooms • Four Bathrooms • South Facing Garden • Gated Driveway •

Offers in the region of £1,250,000



LOCATION

Holme Road is one of Didsburys prestigious most roads, and is ideally located providing a peaceful and private setting whilst being less than ten minutes walk to both West Didsbury, Didsbury village, with its comprehensive range of shops, bars and restaurants, as well as the Metrolink and railway stations providing a commuter service into Manchester. The property is within the catchment area of highly reputable primary and private secondary schools.

PROPERTY SUMMARY

Consisting of 2775 sq ft of luxurious accommodation, complemented with a beautifully landscaped south facing gardens, the stylish and architecturally designed bespoke four bedroom home offers a superb opportunity to reside in one of Didsburys most unique properties.

The bright and spacious accommodation has been comprehensively remodelled, updated and extended, and provides complete flexibility in deciding how best to utilise each room, to suit individual needs and lifestyles.

The property is well set back offering a high level of privacy, occupying a south facing garden plot measuring 0.2 of acre, accessed via remote operated double gates.

On entering the property one is immediately struck by the stunning reception hallway which has a feature staircase rising to the upper floor, giving a grand first impression. There is access into the living and dining areas, as well as the spectacular family kitchen.

The family kitchen is lavishly appointed with handmade 'Wells & Hewitt' crafted units in a striking design with clean lines, complemented with a combination of Oak and Quartz worktops, with a feature island units with a breakfast bar offering informal dining. There are a range of fully integrated appliances, under-floor heating and a double height pitched roof with Velux windows. There is access through to the utility room which has plumbing and space for a washing machine and dryer, with a range of fitted units providing additional storage. There is also access through to the integral garage.

Accessed via the open plan family kitchen is the living area, which is positioned to the rear of the property and is bathed in natural light via the south facing bi-fold doors which access the garden. There is also access through to the dining area, with has a sliding patio door leading onto the decked terrace.

The ground floor bedroom accommodation reveals two bedrooms, with the master bedroom being well proportioned and fitted with a range of wardrobes, and is served by a stunning en suite bathroom with under-floor heating which provides a freestanding bath, walk in shower cubicle, twin wash basins and a W.C. The other bedroom is also a double and is currently is used as a second reception room. The property is further served by a family bathroom which has extensive Italian tiling, underfloor heating and has a freestanding bath, shower cubicle, wash basin and a W.C.

The upper floor reveals a magnificent dining room with a feature double height ceiling with exposed timber beams and feature exposed brick walls with a wood burning stove. This room provides a perfect environment for formal dining and entertaining. In addition there are patio doors leading to the balcony which has elevated tree-top viewings.





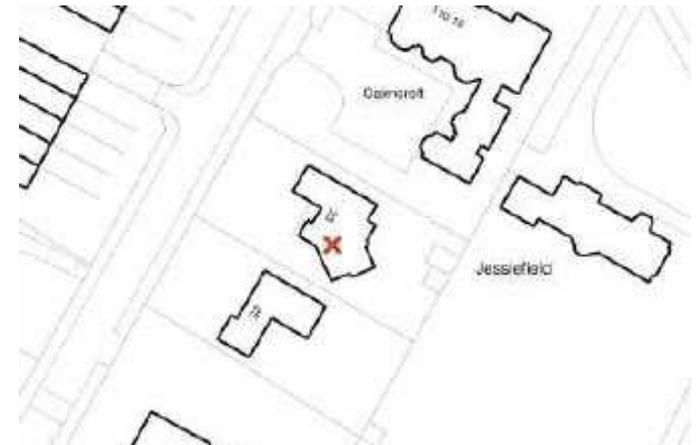
GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2775 SQ.FT. (257.8 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.
Made with Metropix ©2018



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		
EU Directive 2002/91/EC	71	79

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		
EU Directive 2002/91/EC	65	73

PHILIP JAMES KENNEDY

679-681 Wilmslow Road, Didsbury
Manchester, M20 6RA
Tel: 0161 448 1234
Fax: 0161 448 3210
Email: didsbury@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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



