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KENNEDY

THE LIMES, 5 ELM ROAD
DIDSBURY, MANCHESTER M20 6XB



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An exceptional double fronted Victorian detached residence occupying an attractive garden plot measuring 0.12 of an acre, offering substantial and versatile accommodation extending to 3721 sq ft, located within the Blackburn Park Conservation Area. Retaining many original features, highlights include; reception hallway, living room with bay, dining room, morning room, family kitchen, fully converted lower ground floor with lounge, kitchen, bedroom & shower room, upper floors reveal six double bedrooms served by a bathroom and shower room. Underground garage and attractive landscaped gardens.

- Double Fronted Detached Residence • Exceptional Presentation • Six Double Bedrooms • Converted Lower Ground Floor • Landscaped Rear Garden • Blackburn Park Conservation Area •

£1,425,000



PROPERTY SUMMARY

An exceptional Victorian double fronted detached family home with a half height classic black and white timbered front elevation, and a beautiful interior, occupying an attractive garden plot measuring 0.12 of an acre.

Located within the prestigious Blackburn Park Conservation Area, Didsbury and West Didsbury villages are within strolling distance. The property is within striking distance of eminent private schools.

Having many original character features including high cornice ceilings, original fireplaces and stained glass windows, the property has modern day family living in mind having a superb layout that maximises flexibility and versatility.

The residence is well set back from the road, with a high level of privacy provided. The property has accommodation which in brief provides a reception hallway, living room, dining room, morning room, family kitchen and a converted lower ground floor which has a lounge, kitchen, bedroom, shower room, and internal access to the garage and utility area. The upper floors provide six well proportioned bedrooms, which are served by a bathroom and a shower room.

RECEPTION HALLWAY

A welcoming reception hallway with a wonderful spindle balustrade rising to the upper floors. Access to the ground floor accommodation.

LIVING ROOM

8.20m x 3.76m (26'11" x 12'4")

An impressively proportioned principal reception room measuring in excess of 26 feet, with a high cornice ceiling, and a stained glass bay window providing excellent natural light. There is also a feature fireplace with a living flame gas fire, and varnished wooden flooring. Double doors open into the morning room.

MORNING ROOM

5.59m x 2.59m (18'4" x 8'6")

Positioned at the rear of the property is the informal morning room, which has a pitched roof with two Velux windows, and patio doors leading to the elevated patio with views over the attractive rear garden. There is access through to a wash room which provides a W.C and wash basin.

DINING ROOM

5.97m x 4.09m (19'7" x 13'5")

Positioned at the front of the property with views over tree-lined Elm Road is the dining room, which has a feature stained glass bay window, an open fireplace and varnished wooden flooring, providing a perfect environment for formal entertaining.

KITCHEN

4.70m x 4.09m (15'5" x 13'5")

The kitchen is fitted with a comprehensive range of modern units complemented with integrated appliances, with space for freestanding white goods. There is ample space for a table and chairs, suitable for day to day family dining.

LOWER GROUND FLOOR

Stairs from the reception hallway lead to the converted lower ground floor, which also has a private entrance from the garden, revealing;

LOUNGE

4.14m x 3.68m (13'7" x 12'1")

A well presented reception room offering an informal living space.

KITCHEN

3.76m x 3.76m (12'4" x 12'4")

A newly fitted modern kitchen with a range of stylish units with integrated appliances, and providing space for a table and chairs suitable for breakfast dining.

BEDROOM

5.31m x 3.35m (17'5" x 11')

A well proportioned double bedroom with space for freestanding furniture.

SHOWER ROOM

2.46m x 1.91m (8'1" x 6'3")

The lower ground floor is served by a contemporary styled shower room which provides a walk in 'wet' shower area, a wash basin and W.C.



GARAGE & UTILITY ROOM

5.84m x 3.76m (19'2" x 12'4")

The integral garage has both external and internal access, and offers secure parking and valuable storage. There are also fitted units with plumbing and space for a washing machine and dryer.

FIRST FLOOR LANDING

There is a continuation of the balustrade staircase and a feature picture window overlooking the deep frontage. Original internal doors access the first floor accommodation which consists of four bedrooms and the family bathroom.

BEDROOM ONE

5.89m x 4.09m (19'4" x 13'5")

An impressive master bedroom measuring in excess of 19 feet with a square bay window. There also fitted wardrobes running the full length of one wall.

BEDROOM TWO

4.70m x 4.09m (15'5" x 13'5")

A second double bedroom, which has views over the garden, and has fitted wardrobes.

BEDROOM THREE

4.27m x 3.76m (14' x 12'4")

A well proportioned double bedroom with ample space for freestanding furniture.

BEDROOM FOUR

3.76m x 2.84m (12'4" x 9'4")

The fourth double bedroom located on the first floor, positioned to the rear with tree-top views, and currently used as a home office.

FAMILY BATHROOM

2.69m x 2.64m (8'10" x 8'8")

The first floor is served by a family bathroom which has extensive tiling and is fitted with a suite consisting of a bath with shower, wash basin and a W.C.

SECOND FLOOR LANDING

Providing access to a further two double bedrooms and a shower room.

BEDROOM FIVE

4.24m x 4.09m (13'11" x 13'5")

A twin chambered upper bedroom with access to a small balcony. The second chamber is suitable as a dressing room / walk-in wardrobe.

BEDROOM SIX

5.46m x 3.76m (17'11" x 12'4")

Positioned across the landing is the sixth double bedroom which has a feature angled ceiling and dual aspect windows.

SHOWER ROOM

2.21m x 2.01m (7'3" x 6'7")

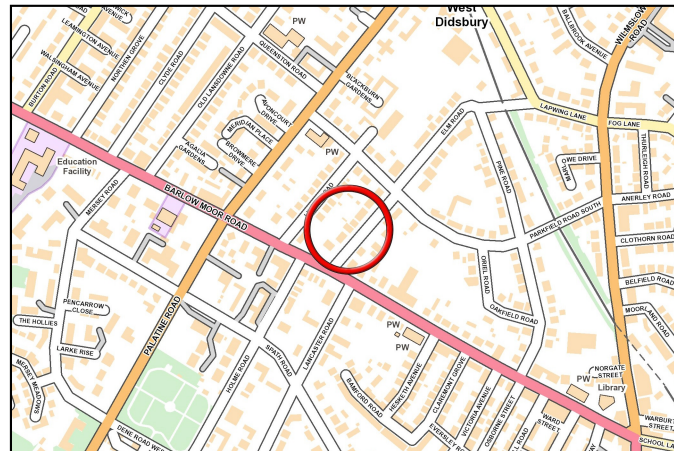
The second floor is served by a modern shower room which provides a corner cubicle, wash basin and W.C.

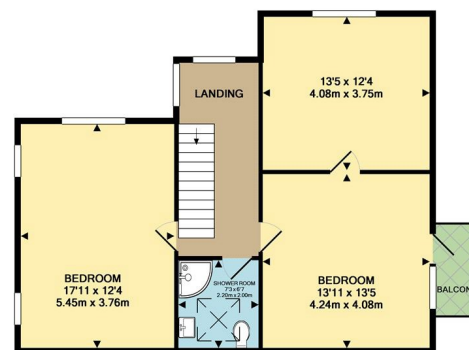
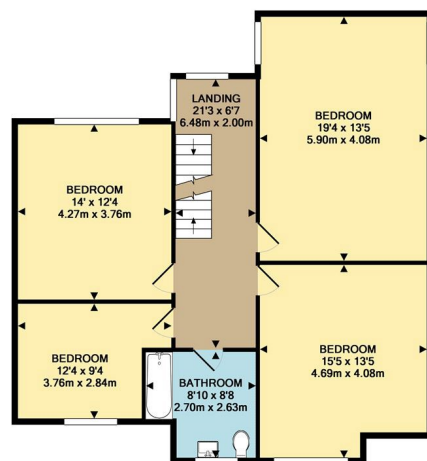
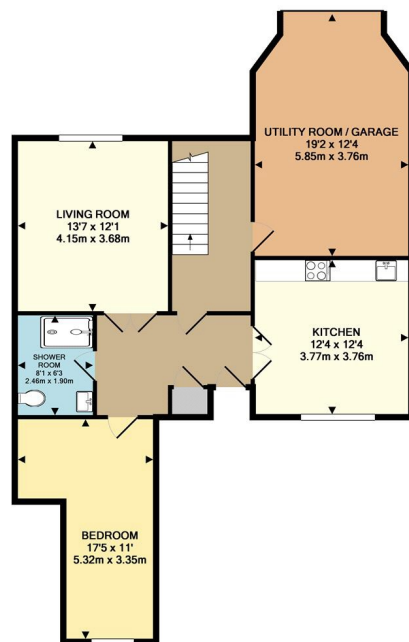
EXTERNALLY

'The Limes' is approached via double gates leading to the parking area which comfortably provides parking for two vehicles, and has access to the integral garage.

The rear garden has been landscaped and has a block paved patio area with space for garden furniture, and would be suitable for barbeques and al-fresco dining. There is also an expanse of lawn with mature well-stocked borders providing privacy.

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





TOTAL APPROX. FLOOR AREA 3721 SQ.FT. (345.7 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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