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KENNEDY

8 KINGSTON ROAD
DIDSBURY, MANCHESTER M20 2RZ





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- Semi Detached Family Home • Exceptional Presentation • Extended Living Kitchen • Five Bedrooms • Family Bathroom & Shower Room • Attractive Garden • Ample Off Road Parking • Didsbury Village Location •

Offers in the region of £975,000



Property Summary

A magnificent double fronted Victorian Cheshire interlocking semi detached family home which has been comprehensively updated and improved, including a beautiful extended family kitchen, offering perfectly balanced accommodation extending to 3031 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 and a spindled balustrade staircase returning throughout the floors.

The property is located within a stones throw of Fletcher Moss Park, and walking distance of Didsbury village, with a wide range of independent shops, bars and restaurants within easy reach.

The residence is approached via two block paved driveways, providing ample off road parking. The accommodation, in brief providing an entrance porch, hallway, living room with bay window, dining room, lounge and an extended family kitchen, access to cellars. The upper floors provide five well proportioned bedrooms, which are served by a family bathroom and a shower room.

Porch

Access via double doors with an arch window over.

Hallway

6.65m x 1.96m (21'10" x 6'5")

A welcoming entrance hallway laid with oak flooring, and providing access to the ground floor accommodation. A spindle balustrade staircase leads to the upper floors.

Living Room

5.21m x 4.24m (17'1" x 13'11")

The principal reception room which is flooded with natural light via a butterfly bay window, fitted with bespoke shutter blinds. There is a high cornice ceiling, oak flooring and a feature wood burning stove. An opening leads through to the dining room.

Dining Room

4.50m x 4.06m (14'9" x 13'4")

The dining room is positioned at the rear of the property and has patio doors opening to the paved terrace, and garden beyond. The dining room has a continuation of the oak flooring, and has ample space for a table and chairs, suitable for formal dining and entertaining.

Lounge

4.45m x 4.22m (14'7" x 13'10")

Accessed from the hallway is the third reception room, which has three windows overlooking the garden frontage, a high cornice ceiling and is also laid with oak flooring.

Extended Family Kitchen

7.49m x 3.30m (24'7" x 10'10")

The family living kitchen is stunning and is flooded with light via bi-folding doors and a glazed ceiling, with views over the attractive garden. The kitchen is fitted with a comprehensive range of 'Earle & Ginger' stylish units complemented with Corian worktops, with integrated 'Miele' appliances. There is a feature exposed brick wall and space for a table and chairs suitable for day to day family dining.

Lower Ground Floor

Stairs from the kitchen lead down to the lower ground floor, which has two chambers offering useful storage. There is the potential to fully convert into additional living accommodation.

Utility Room

5.23m x 4.24m (17'2" x 13'11")

There is fitted units with a sink, and plumbing and space for a washing machine and dryer.



Cellar Chamber

4.45m x 4.22m (14'7" x 13'10")

The second chamber offering a valuable storage space.

First Floor Landing

With a continuation of the spindle balustrade staircase. The first floor reveals three bedrooms and the family bathroom.

Master Bedroom

6.02m x 4.34m (19'9" x 14'3")

Positioned at the front of the property is the impressively proportioned master bedroom. This room has a cornice ceiling, and two fitted wardrobes, with space for additional freestanding furniture.

Bedroom

4.34m x 4.22m (14'3" x 13'10")

The second well proportioned bedroom, positioned to the front of the property, and having ample space for freestanding wardrobes and drawers.

Bedroom

4.47m x 4.09m (14'8" x 13'5")

The third bedroom on the first floor is also a double, and has a window with views over the garden.

Family Bathroom

3.30m x 2.51m (10'10" x 8'3")

The bedrooms on this floor are served by the family bathroom which is fitted with a period style suite consisting of a freestanding roll top bath with a shower attachment, wash basin and a W.C.

Second Floor Landing

The landing on the second floor provides access to two bedrooms and a shower room. There is also fitted units with a sink and wooden worktop.

Bedroom

4.75m x 4.14m (15'7" x 13'7")

The fourth bedroom has two windows to the side elevation and a Velux window. There are fitted wardrobes with sliding doors, and access to deep eaves

storage.

Bedroom

4.22m x 2.44m (13'10" x 8')

The fifth bedroom has a Velux window and is a larger than average single. This room is suitable for use as a home office / study.

Shower Room

3.30m x 2.51m (10'10" x 8'3")

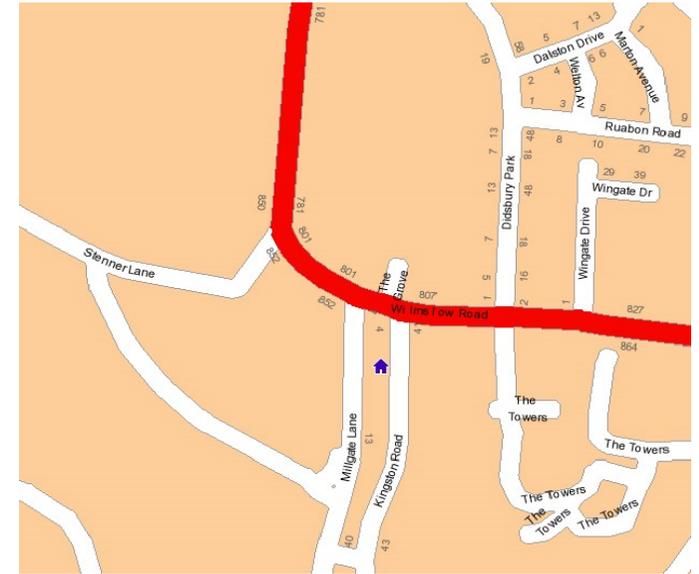
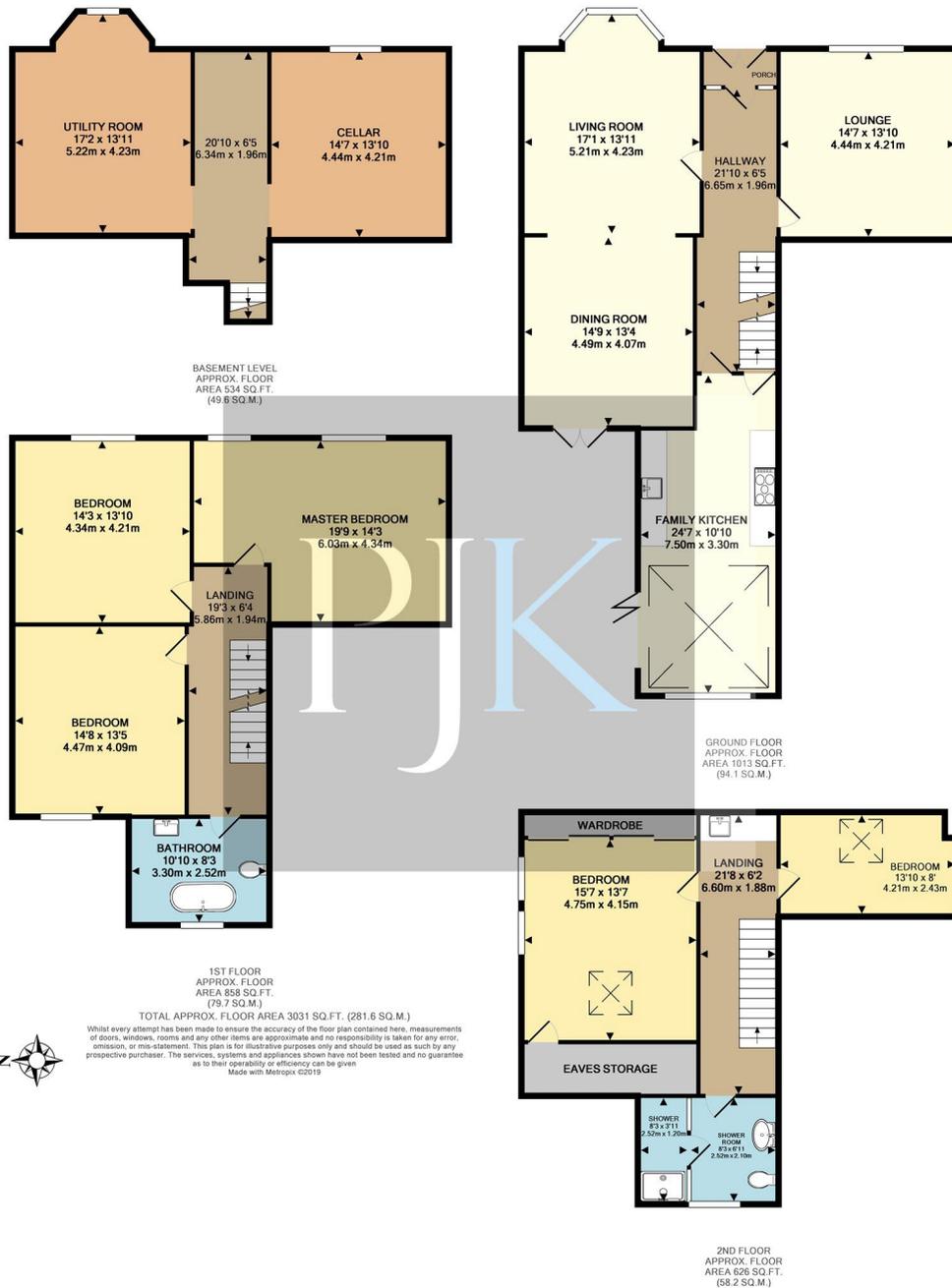
The bedrooms on the second floor are served by a recently fitted contemporary shower room which has extensive tiling, with a glazed shower enclosure, wash basin and a W.C.

Externally

The residence is approached via two driveways laid with Yorkshire stone, allowing ample off road parking. There is also a pathway leading to the entrance porch, with a small area of garden frontage alongside.

The rear garden is beautifully landscaped, and is laid with an expanse of lawn surrounded by established flower beds and wooden fencing providing a high level of privacy. There is also a wraparound hardwood decked terrace which has ample space for garden furniture, suitable for barbeques and al fresco dining.





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