

PHILIP JAMES  
KENNEDY

**1 HESKETH AVENUE**  
**DIDSBURY, MANCHESTER M20 2QN**





# 1 HESKETH AVENUE DIDSBURY, MANCHESTER

- Victorian Semi-Detached Family Home • Beautifully Presented Throughout • Four Double Bedrooms • Bathroom & Shower Room • South East Facing Garden • Didsbury Village Location •

**Offers in the region of £900,000**



An exquisite Victorian semi detached family home, having been comprehensively updated and improved including a double storey side extension, offering perfectly balanced accommodation extending to 2581 sq ft, arranged over three floors including cellars. The property is centrally located within Didsbury village, and has a wide range of shops, bars and restaurants within easy reach, as well as the Metrolink station and Didsbury Park.

The property is set back from the road offering a high level of privacy, and has bright and spacious accommodation consisting of a welcoming entrance hallway with the feature balustrade staircase rising to the upper floor, with stairs accessing the cellar beneath. There is access through to the living room which has a bay window overlooking the frontage, a high cornice ceiling, the original wooden floorboards and a feature wood burning stove. Accessed from the hallway is the morning room, which has two sash windows with views over the rear garden. To the rear of the property is the stunning open plan family kitchen, which has been extended and offers a fabulous space for entertaining and dining. The kitchen is fitted with a comprehensive range of stylish units complemented with integrated Siemens appliances, and there are a variety of windows overlooking the attractive garden and flooding the space with natural light. In addition there is tiled underfloor heating, and access to the wash room and porch, which offers an alternative entrance to the residence.

Accessed via stairs in the entrance hallway are the full cellars, which provide three chambers offering useful dry storage. These would be suitable for conversion into additional living space, subject to the necessary permissions being sought. There is a boiler room which houses the equipment linked to the solar panels which have been fitted to the roof.

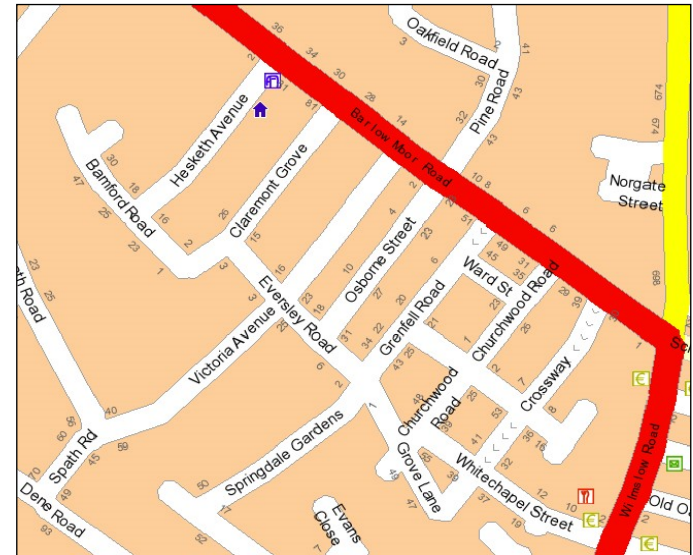
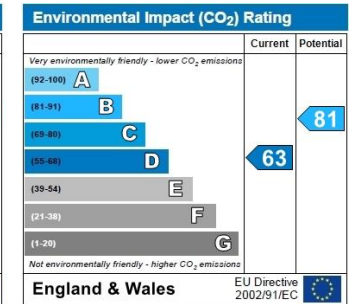
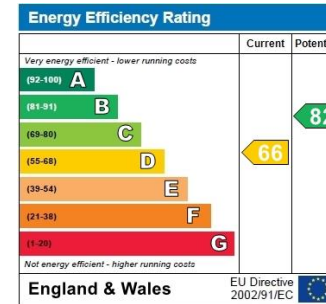
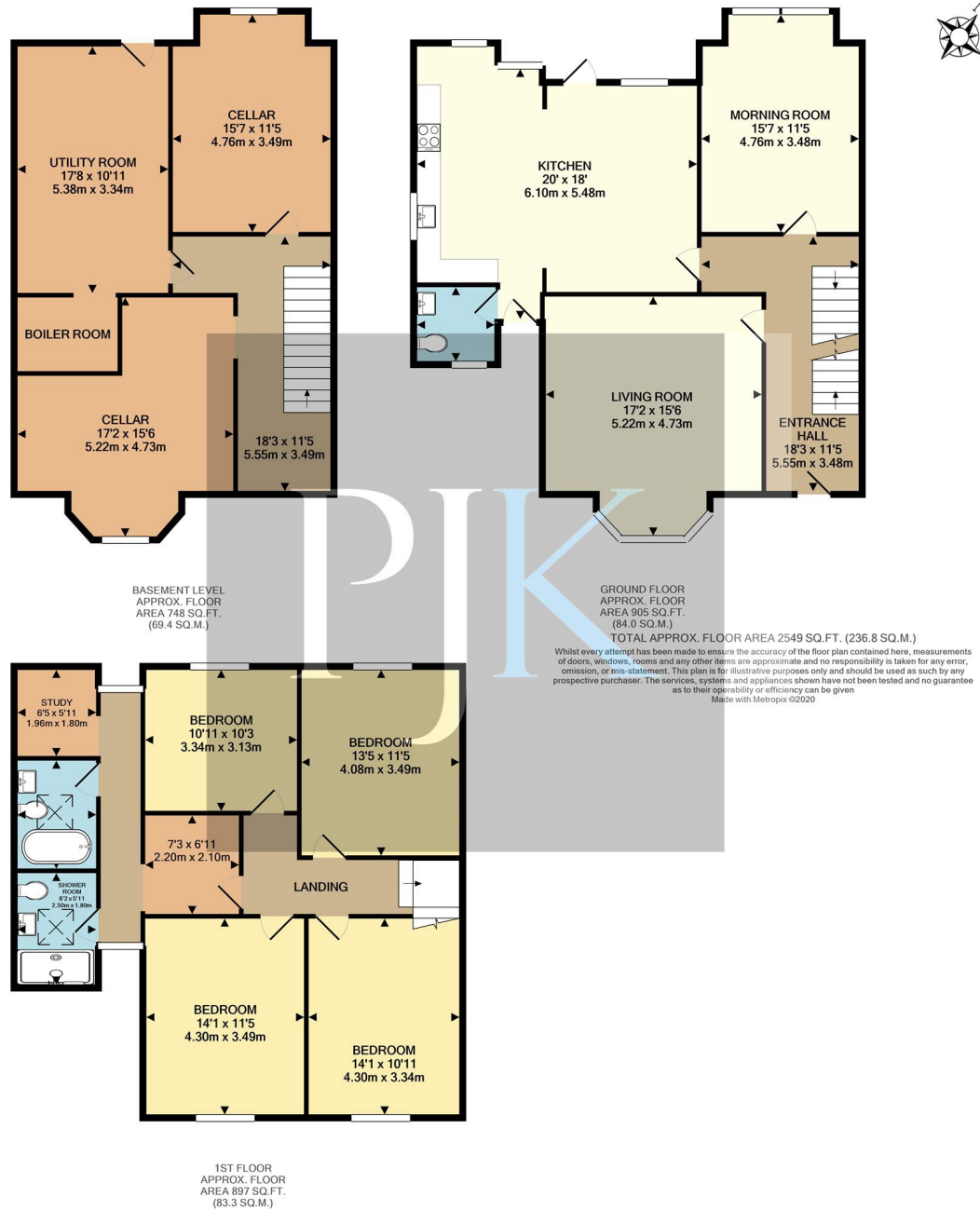
The first floor reveals four well proportioned bedrooms, including the impressive master bedroom which has a high cornice ceiling, original bedroom fireplace, sash window and two fitted wardrobes offering considerable storage. The other three bedrooms are all doubles, with the original fireplaces and fitted storage cupboards, with ample space for additional freestanding wardrobes. An opening links the original building into the contemporary extension, which has under-floor heating, and consists of the family bathroom, providing a freestanding roll top bath, wash basin and W.C. There is also a separate shower room, which has extensive white tiling and has a walk-in shower cubicle, wash basin and W.C. Positioned to the rear of the extension is the study, which has a picture window overlooking the garden.

The residence is approached via a paved pathway, and has an attractively planted garden frontage. The rear garden is south easterly facing, has been beautifully landscaped and is well maintained by the current owner. There is ample space for garden furniture and would be suitable for al fresco dining and barbeques.

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







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