

PHILIP JAMES  
KENNEDY

**64 CLYDE ROAD**  
**WEST DIDSBURY, MANCHESTER M20 2WN**





# 64 CLYDE ROAD WEST DIDSBURY, MANCHESTER

- Cheshire Interlocking Semi Detached • Beautifully Presented • Elegant Proportions • Five Double Bedrooms • Two Bathrooms • Converted Lower Ground • Landscaped Rear Garden • Fashionable West Didsbury •

**Offers in the region of £975,000**



A magnificent double fronted Cheshire interlocking semi detached family home, which has been tastefully refurbished and extended by the current owners, offering perfectly balanced accommodation arranged over four floors. Extending to an impressive 3435 sq ft 'Hindleigh' has high specification fittings and stylish decor throughout, with many character features including high cornice ceilings and Victorian fireplaces. The property is located within walking distance of fashionable West Didsbury village, and is within the catchment area for the new 'Didsbury High School'.

The exceptional accommodation consists of a reception hallway which has a traditional front door with leaded stained glass windows, and wooden flooring. There is a bright and spacious lounge measuring in excess of 20 ft, with a high cornice ceiling and picture rail, varnished wooden flooring, a feature fireplace with a wood burning stove, and a butterfly bay window fitted with bespoke shutter blinds. The second reception room is well proportioned and offers flexibility. There is a high cornice ceiling with a picture rail surround, a square bay window and a feature wood burning stove, providing a perfect space for entertaining or formal dining. To the rear of the property is a stunning open plan and extended family kitchen, which is laid with varnished wooden flooring and has a feature wood burning stove and integrated audio. There are full width bi-folding doors and a glazed atrium bathing the space with natural light. The kitchen is fitted with range of bespoke handmade crafted units complemented with marble work tops, a double Belfast sink and integrated Stoves appliances. There is ample space for day to family living and dining. Accessed from the hallway is a separate utility room, with a sink and space for a washing machine and dryer, and access through to the W.C.

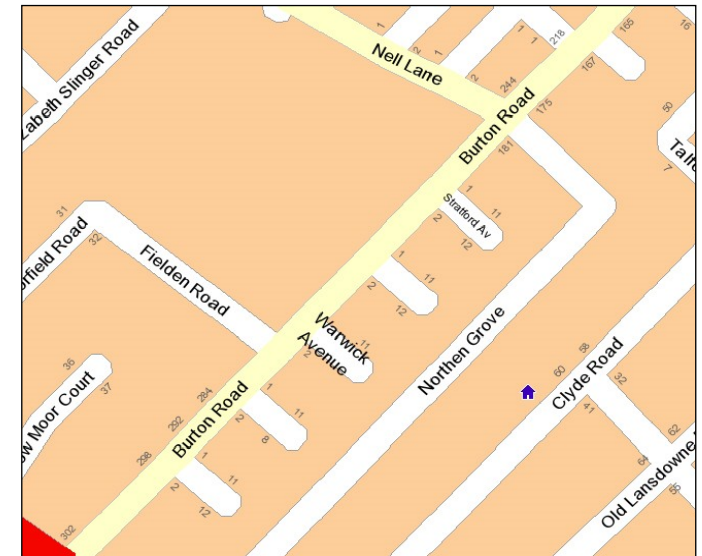
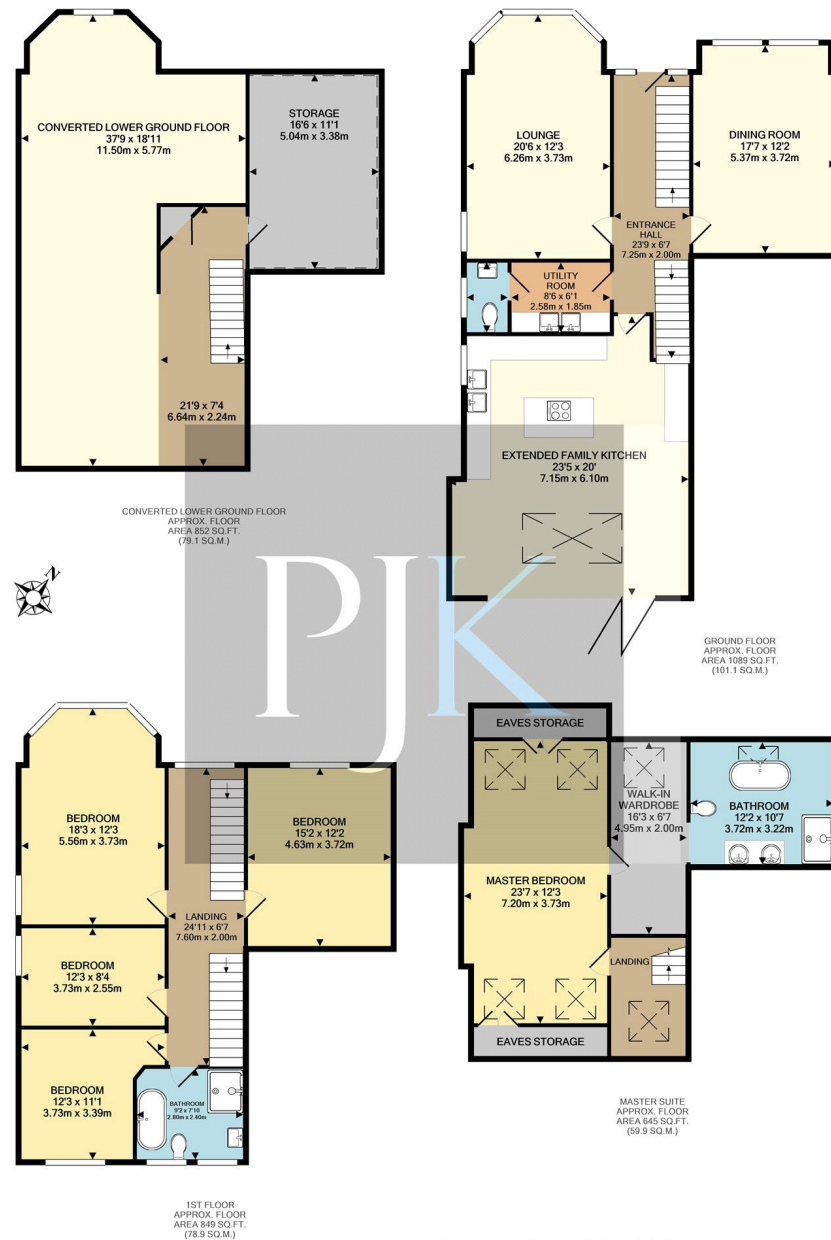
Stairs from the hallway lead down to the lower ground floor, which has been professionally converted, offering a vast open plan versatile space measuring 852 sq ft. This space has also recently been laid with Amtico parquet flooring and would be suitable for use as a home gym, children's play room as well as a home office. In addition there is a separate storage room (with restricted head height).

The first floor reveals an open landing with access to four well proportioned double bedrooms, which all have space for either fitted or freestanding furniture. The bedrooms on this floor are served by an immaculate family bathroom which provides a freestanding roll top bath, walk-in double shower, wash basin and a W.C. The upper floor reveals the magnificent master suite, which has an impressive double bedroom with a feature exposed brick wall and timber beams, with four Velux windows. There are also deep eaves storage at either end. There is access to a walk in wardrobes which further leads into the en suite bathroom which has timber beams, and a suite providing a roll top bath, walk in wet shower area, twin wash basins sat within a vanity unit with marble top, and a W.C.

The residence is approached via a remote controlled sliding gate with a block paved driveway allowing off road parking for two vehicles. There is also a pathway leading alongside the property leading to the rear garden. The garden has been professionally landscaped and has a hardwood terrace with space for patio furniture, suitable for barbeques and al fresco dining. Steps lead down to an area of artificial grass which has elevated planters, and a secure brick built out house.







**PJK**

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