

PHILIP JAMES
KENNEDY

8 BEAVER ROAD
DIDSBURY, MANCHESTER M20 6SR



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- Extended Detached Family Home • Exceptionally Presented • Six Bedrooms • Two Bathrooms & En Suite Shower Room • Stunning Open Plan Family Kitchen • Landscaped Garden •

Offers over £980,000



An exceptional detached home which has been completely remodelled and beautifully refurbished to create a wonderful architect designed family home, with smart heating system and internet connected appliances. The residence is located within a stones throw of Didsbury village, within the catchment area for local reputable schools, and just a short stroll from the open green spaces of Fog Lane park.

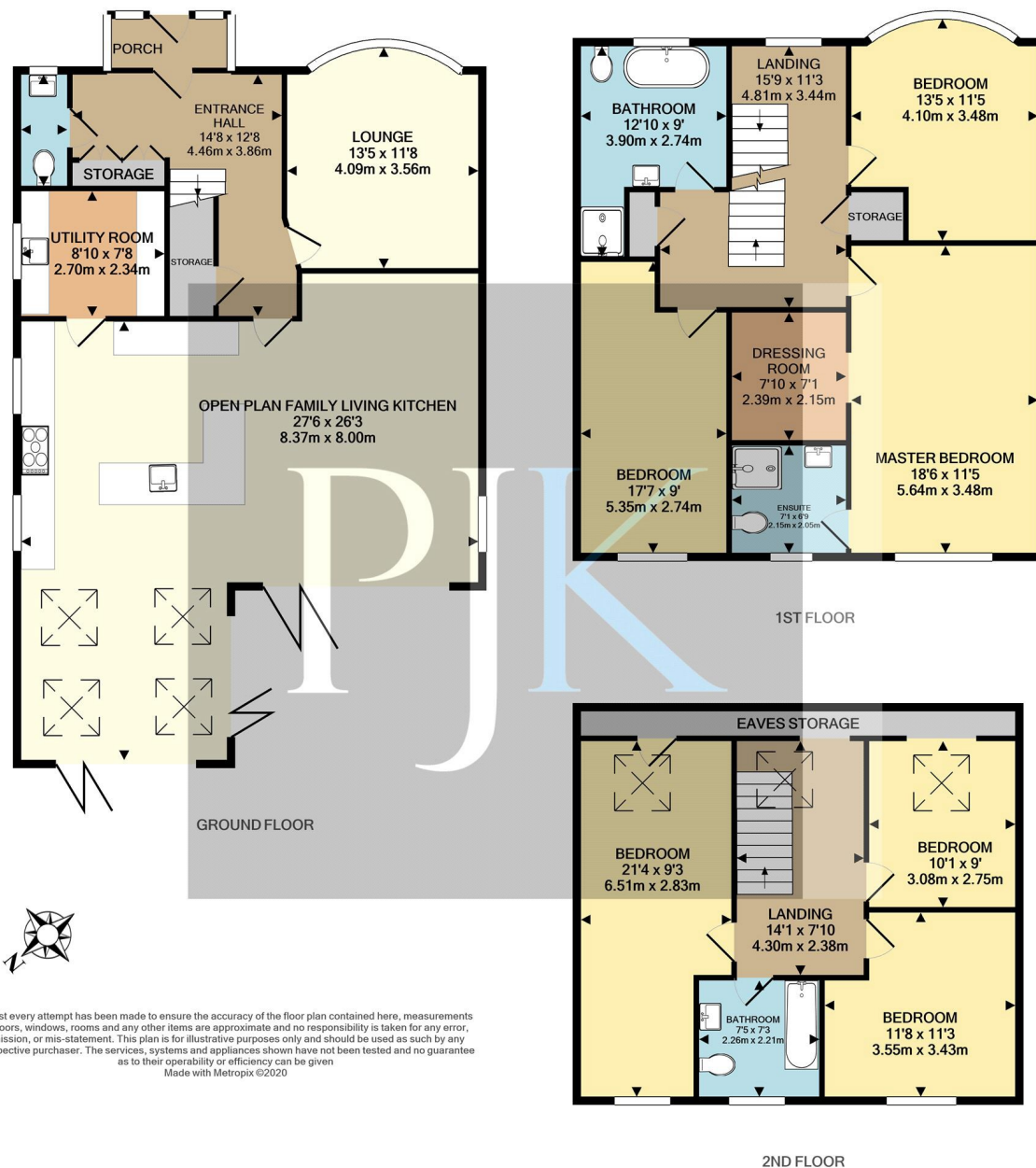
The accommodation reveals an entrance porch which opens into a welcoming hallway, with fitted cloaks storage and access to a wash room, with a W.C and wash basin. The lounge has a curved bay window overlooking the garden frontage, and a wood burning stove with an attractive marble surround. To the rear of the ground floor is the bright and spacious open plan and extended family living kitchen. This space is flooded with natural light via three sets of bi-folding doors, which also allow direct access to the rear garden, as well as four Velux windows. The kitchen is fitted with a comprehensive range of stylish units complemented with an island unit / breakfast bar with Corian worktops, and integrated Siemens appliances. There is ample space for a table and chairs, suitable for day to day family dining and for entertaining. Accessed from the kitchen is the utility room, which has useful fitted storage with a sink, and plumbing and space for a washing machine and dryer.

The first floor reveals three bedrooms including the impressive master bedroom which is a well proportioned double with a window overlooking the garden. The master has a walk-in dressing room with fitted wardrobes, and is served by an en-suite shower room. The other two bedrooms on the first

floor are also doubles, and both have space for both fitted or freestanding furniture, and are served by the modern family bathroom which has a freestanding bath, shower cubicle, wash basin with vanity storage and a W.C. In addition there is a storage cupboard and an airing cupboard on the landing. To the second floor are another three well proportioned bedrooms, including two doubles and a larger than average single which has a Velux window, eaves storage and is currently used as a home office. The bedrooms on the second floor are served by the second family bathroom, which provides a bath with shower, wash basin and W.C.

Externally the property is approached via a block paved driveway providing off road parking, with an area of garden alongside and an electric car charging point. To the rear is a beautiful landscaped family garden which has a patio area laid with indian stone and composite decking, with space for patio furniture and suitable for al fresco dining. Beyond is a shaped lawn with well stocked and attractive borders. The rear garden is fully enclosed, has wooden fencing and mature trees which provide a high level of privacy.





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679-681 Wilmslow Road, Didsbury M20 6RA

0161 448 1234 | didsbury@philipjames.co.uk

www.philipjames.co.uk [f](#) [t](#) [in](#) [@](#)

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