

JULIAN
WADDEN





21 Clifton Avenue
Fallowfield
Guide price £475,000



Square Footage: 2359
Council Tax Band: E
Tenure: Freehold
Service Charge:N/A
Sat Nav Directions: M14 6UD

The Church House is a wonderful hidden gem on this highly regarded tree lined road, a short stroll to both Fallowfield and Withington centres and with Didsbury only a short drive away. Set right back from the road with a remarkable garden and huge detached garage/outbuilding set behind a walled frontage and double gates, this characterful home is bound to intrigue and offers even further exciting potential. The house is full of stunning period features such as stained glass panels, exposed timber beams and bay windows, whilst the garden is a delight, full of a variety of fruit trees and with a generous lawn bound to appeal to both the green fingered and family buyer alike.

The house is accessed via a stunning and recently refurbished Gothic inspired door with lovely stained glass leaded lights and comprises a large winding hallway, a spectacular lounge with 2 bay windows overlooking the garden and a central feature fire place and 2 sets of double doors which create a lovely flow of accommodation. The kitchen is set to the side with skylight windows and a front door opening to a lean-to greenhouse with a fruiting grape vine and large double doors open to the dining room, again with skylight windows. From here a door opens to the rear hallway, with an external door giving maintenance access to the rear of the house, access to the utility room and staircase to the first floor.

On the opposite side is a large double bedroom with a large bay window overlooking the garden, built in mirror fronted wardrobes and a door leading out to the side, whilst the hallway leads around to the large family bathroom and a separate, contemporary shower room/WC.

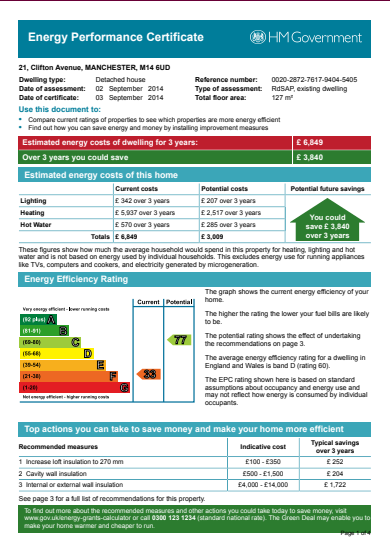
On the first floor the landing leads to 2 generous double bedrooms, with the master bedroom enjoying duel aspect windows and a feature fire surround.

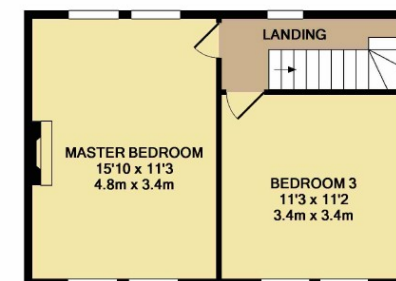
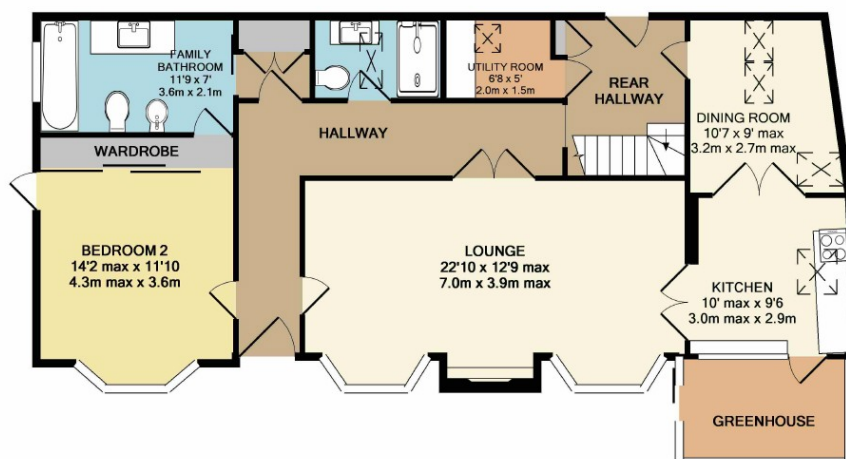
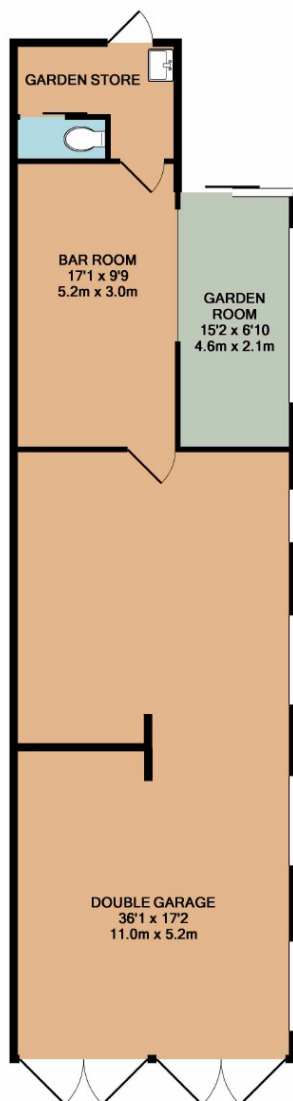
The substantial garage/outbuildings and are accessed via the gated driveway and provide comfortable garaging for 3 cars with further storage space. To the rear is a 'Bar area' and garden room, whilst beyond this is a further storage space with WC and sink and door opening to the garden.

The gardens sit to the front of the house, but still offer an excellent degree of privacy with their mature, well established fruit trees and feature shrubs. There are apples, plums, damsons, pears and grapes to name just a few.

Being such a unique home and bound to appeal to those who can see the potential in the outbuilding or avid car enthusiasts, an internal inspection is essential to really appreciate whats on offer.

Contact our Didsbury sales office to arrange your viewing appointment.





1ST FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.3 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 2001 SQ.FT.
(185.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2359 SQ.FT. (219.2 SQ.M.)
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