



**GASCOIGNE  
HALMAN**

BELFIELD ROAD, DIDSBURY

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THE AREAS LEADING ESTATE AGENT



## BELFIELD ROAD, DIDSBURY

**£1,350,000**

A truly stunning Edwardian period mansion house positioned on an attractive corner plot offering gardens to all three sides of the property. Measuring an impressive 4286 sqft and situated on a prestigious private road within walking distance to Didsbury village and superb transport links. This is a unique opportunity to acquire one of the most grand properties in the area, the property requires modernising throughout and would be ideal as a magnificent family home or with scope for conversion or development. The property benefits from spacious and generous rooms over four floors including full cellars, a delightful rear private South Westerly facing garden to three sides and is offered to the market with No Vendor Chain.





Stunning Double Fronted Edwardian  
Mansion House

Requiring Modernisation Throughout,  
Measuring 4286 Sqft

Prestigious Private Road, Moments  
From Didsbury Village

Seven Spacious Double Bedrooms and  
Three Bathrooms

Three Grand Reception Rooms With  
Original Features

South Westerly Facing Rear Garden  
And Off Road Parking

Offered To The Market With No Vendor  
Chain

Full Length Extensive Cellars Ideal For  
Converting (STPP)



## BELFIELD ROAD | DIDSBURY

The property is well appointed and proportioned and offers grand accommodation measuring an impressive 4286 sqft over four floors including the cellars, the property requires full modernisation throughout and is ideal for any buyer looking to develop or reconfigure to create the perfect family home.

Internally the property comprises; a grand welcoming entrance hallway, three magnificent receptions room with ample original period features, with the two front receptions room benefiting from bay fronted windows and feature fireplaces, a fitted kitchen and bathroom completes the ground floor.

To the first floor the property offers a superb and stunning master suite which could be converted to have a en suite and walk in dressing room, a further two double bedrooms and three piece bathroom suite serves all three bedrooms to the first floor.

To the second floor there are a further three double bedrooms and fitted three piece shower room.

Below, there are full length extensive cellars with access to the rear garden.

Externally the property is double fronted and is enhanced by off road parking for multiple vehicles, South Westerly facing gardens to three sides with mature borders and plants offers privacy on a charming tree lined private road. Only moments from Didsbury village and is offered to the market with No Vendor Chain.

### **DIRECTIONS**

M20 6BH

### **LOCATION**

There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Kingsway (A34) or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of Parrswood High School.







**IN FURTHER DETAIL THE ACCOMMODATION  
COMPRISES**

**ENTRANCE HALLWAY**

4.90m(16'1") x 2.29m(7'6")

**LIVING ROOM**

5.89m(19'4") into bay x 4.32m(14'2")

**DINING ROOM**

5.64m(18'6") into bay x 4.39m(14'5")

**SITTING ROOM**

4.60m(15'1") x 3.58m(11'9")

**KITCHEN**

3.86m(12'8") into bay x 5.59m(18'4")

**BATHROOM**

10'4 (3.15m) x 9'1 (2.77m)

**BEDROOM 2/RECEPTION ROOM**

19'4 (5.89m) into bay x 14'8 (4.47m)

**BEDROOM 3/RECEPTION ROOM**

19'0 (5.79m) into bay x 14' (4.27m)

**BEDROOM 4**

15'1 (4.6m) x 12'8 (3.86m)

**BATHROOM**

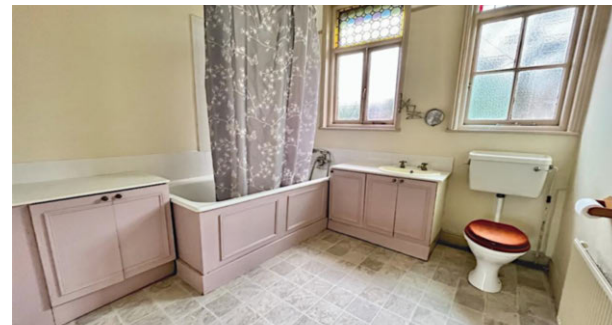
7'10 (2.39m) x 6'10 (2.08m)

**BEDROOM 6/KITCHEN**

10'8 (3.25m) x 13'3 (4.04m)

**BEDROOM 1**

23'3 (7.09m) x 14'3 (4.34m)



**BEDROOM 5**

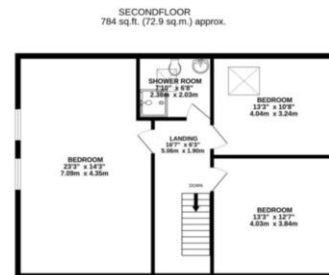
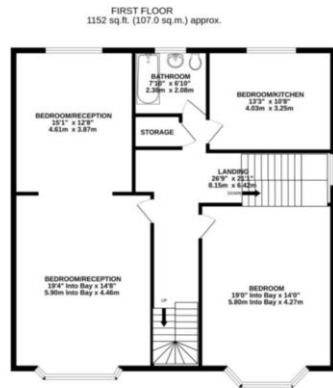
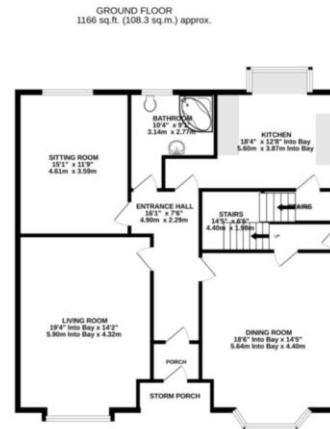
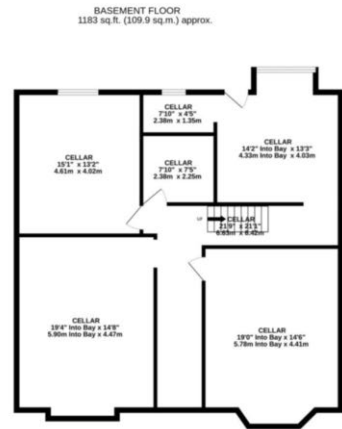
13'3 (4.04m) x 12'7 (3.84m)

**BEDROOM 7**

10'8 (3.25m) x 13'3 (4.04m)

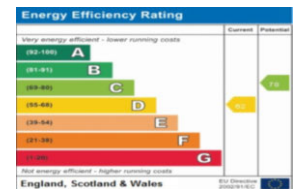
**SHOWER ROOM**

6'8 (2.03m) x 7'10 (2.39m)



**TOTAL FLOOR AREA : 4286 sq.ft. (398.1 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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