

PHILIP JAMES
KENNEDY

23 HOLME ROAD
DIDSBURY, MANCHESTER M20 2UP



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The magnificent contemporary, open plan living areas are accommodated on the first floor which gives exceptional light and views of the surrounding landscaped gardens. The accommodation consists of a large lounge with cathedral ceiling, cedar wood beams and exposed reclaimed brickwork, and opens to a south facing balcony, dining room and family living kitchen. The ground floor consists of entrance porch, reception hallway with glass staircase, master bedroom with en suite, three further double bedrooms, family bathroom, cloakroom, W.C., linen room, utility room and access to the double garage. The property is accessed through electric gates.

- Bespoke Detached • Immaculate Presentation •
- Prestigious Location • Four Bedrooms • Two Bathrooms •
- Mature Landscaped Gardens • Double Garage • No Chain •

Offers in the region of £850,000



PROPERTY SUMMARY

A beautiful bespoke detached property, having been comprehensively updated and improved including a stunning contemporary first floor living area.

The property has stylish presentation with high specification Kitchen and Bathroom fittings, and has many design features including a high vaulted ceiling with cedarwood beams and feature exposed brickwork, as well as a magnificent glazed balustrade staircase returning throughout the floors.

The extensive and versatile accommodation extending to 2028 sq ft provides Four Bedrooms, Family Bathroom, En Suite Bathroom, Cloak Room and W.C., Utility Room, Linen Cupboard and an integral Double Garage to the Ground Floor, with the First Floor revealing a Contemporary Living Area, south facing Balcony, Family Living Kitchen and Dining Room.

Externally the property occupies a garden plot measuring 0.2 of an acre, with a cobbled driveway accessed via remote operated gates providing off road parking and access to the garage. The gardens are southerly facing, beautifully landscaped with patio areas laid with York stone and a shaped lawn with mature well stocked borders.

The location is supremely convenient, opposite Marie Louise Gardens and within walking distance of both Didsbury and West Didsbury villages. A range of fashionable shops, bars and restaurants are within easy reach, as well as the Metrolink station, and being well placed for local schools.

An internal inspection will reveal a fabulous property that is literally ready to move into with the minimum of fuss.

Comprising;

Glazed panelled double doors leading to the Entrance Porch with picture windows.

Solid wooden double doors to the 18'8' x 12'9' Reception Hallway, featuring a staircase with glazed balustrade and stainless steel handrail rising to the First Floor.

Accessed from the Reception Hallway is the wonderful Galleried Landing with feature exposed brickwork and a glazed balustrade. Open access to the Living Area and the Family Living Kitchen.

22'11' x 14'6' Contemporary Living Area, a superbly proportioned space with vaulted ceilings with cedarwood beams and exposed brickwork. There are windows flooding the room with natural light, overlooking the gardens and providing elevated views. There is a contemporary living flame gas fire. Sliding patio doors give access to the direct south facing balcony.

13'1' x 9'4' Balcony, directly south facing and proving ample space for table and chairs, suitable for al fresco dining. Overlooking the beautiful gardens and enjoying the sun throughout the day.

13'11' x 12'11' Dining Room with windows to the side and rear elevations. Feature angled vaulted ceiling, with cedarwood beams. There is ample space for large dining suite providing a perfect space for entertaining.

21'4' x 15'6' Family Living Kitchen, superbly proportioned and fitted with a range of crafted units with granite worktops and glazed splash backs arranged around a central island unit. Underset sink with grooved drainer to side and a large window over offering views over the frontage. Integrated appliances include; oven and grill, induction hob with extractor fan, microwave, dishwasher and two fridge freezers. Extensive halogen lighting to the ceiling. Double doors allow access to a Pantry. Opening into a Dining Area with another window overlooking the frontage. Ample space for table and chairs suitable for day to day dining.

Panelled doors from the Reception Hallway give access to the Four Bedrooms, Family Bathroom, Utility Room and Cloakroom with W.C. There is access to a Linen Cupboard providing useful storage.



15'6" x 15'6" (max) Master Bedroom, a beautiful room with a picture window enjoying garden views. There are fitted wardrobes with fitted cupboards and bedside cabinets,

The Master Bedroom is served by the En Suite Bathroom. With a window to the side elevation and fitted with a Roca suite with Hansgrohe fittings providing; a deep twin ended jacuzzi bath, a shower cubicle with protective screen, a vanity wash hand basin and W.C with a concealed cistern. Heated chrome towel rail. Halogen lighting to the ceiling. There is extensive tiling to the walls and floor.

12'6" x 8'9" Bedroom Two, a spacious double bedroom with a window overlooking the delightful garden. Space for freestanding furniture.

12' x 9'10" Bedroom Three, another double bedroom with views to the rear.

11'7" x 10'4" (max) Bedroom Four, positioned at the front of the property with a window overlooking the mature frontage. Currently in use as a study / home office, with fitted office furniture.

The Bedrooms on this floor are further served by the Family Bathroom, superbly styled with a Roca suite with Hansgrohe fittings, providing a bath along with a shower cubicle with protective screen, a vanity wash hand basin and W.C with a concealed cistern. Halogen lighting to the ceiling. There is extensive tiling to the walls and floor.

Accessed from the Reception Hallway is a cloak room providing a useful storage area, and allows access to the Wash Room with a W.C. There is also access via a drop down ladder to a loft storage space.

There is a Utility Room 11'8" 10'10" (max) with a sink drainer unit and base level storage units with roll edge tops over. There is plumbing for a washing machine and the combi boiler. External door allowing access to the side of the property and the gardens to

the rear. Panel door allowing internal access to the Integral Double Garage.

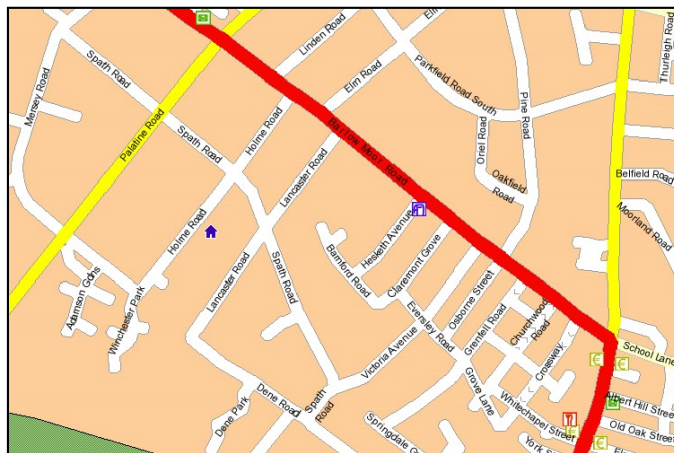
16'10" x 15'6" Integral Double Garage, accessed via the cobbled driveway and having a remote operated electric up and over door. Providing secure parking for two vehicles. There is also a mezzanine level providing a valuable storage space.

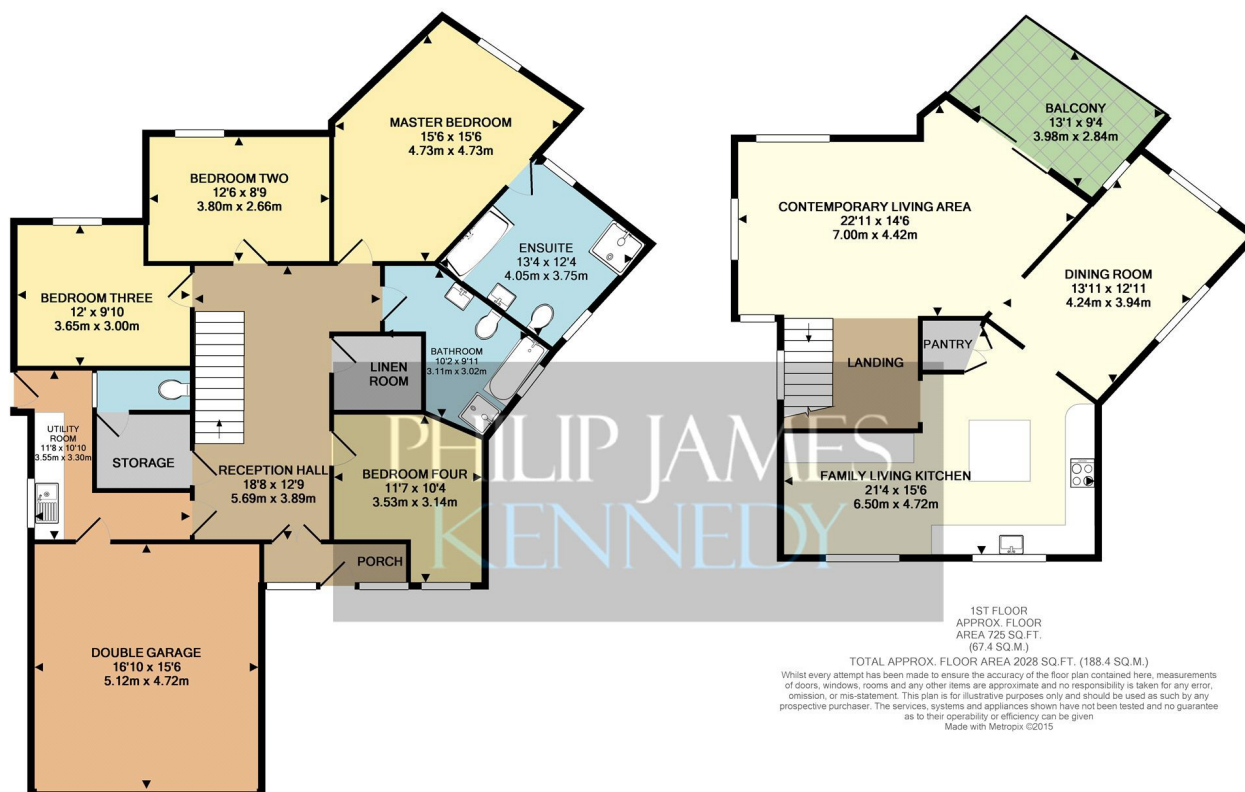
Externally the front of the property is approached by remote operated double gates leading to a sweeping cobbled driveway providing off road parking and access to the Double Garage. In addition there is a pedestrian gate allowing access via a pathway.

The garden frontage has an elevated shaped lawn and has flower beds and mature borders with bushes and trees proving a high level of privacy.

The southerly facing mature rear garden has a large patio area laid with York stone with space for garden furniture and suitable for outdoor entertaining with barbeques and al fresco dining. There is a large area of lawn with established trees and mature borders. There is a Victorian summer house which was originally used by the gardeners of the 'Cairncroft' manor house.

A truly magnificent property of fantastic proportions and stylish presentation in a prestigious location, ready to move into.





TOTAL APPROX. FLOOR AREA 2028 SQ.FT. (188.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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