

7 Circular Road, West Didsbury, Manchester, M20 3LE



**JP&Brimelow**  
ESTATE AGENTS



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* This fantastic FIVE BEDROOM property occupies a great spot, a few minutes from the Christie Hospital. The Victorian home is a truly stunning residence, located on a quiet residential road in the neighbourhood of West Didsbury, here in South Manchester.

West Didsbury is a charming leafy area, within a short stroll from both Lapwing Lane and Burton Road with its array of independent boutique shops, popular bars, and restaurants. The Albert Tennis Club on Old Lansdowne Road is one for the families and the selection of transports links are available on your doorstep.

Internal accommodation extends over four storeys. Entry is via a front resin driveway with Victorian tiled steps, leading to the front door.

The entrance hallway leads on the left to the bay-fronted lounge, a spacious dining room through to a fully fitted kitchen through to a further lounge area.

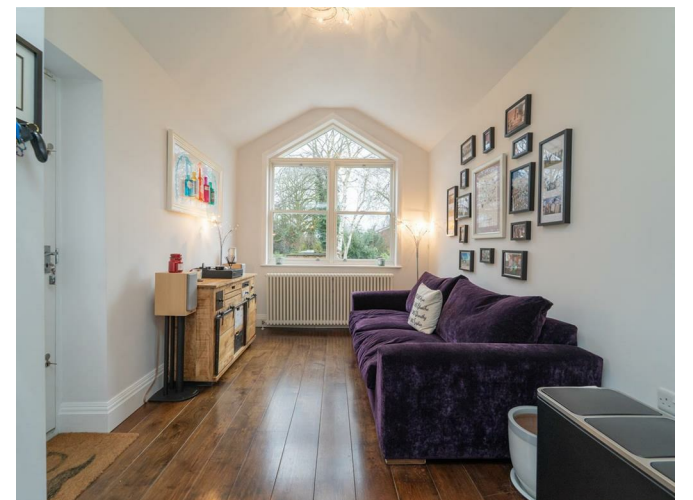
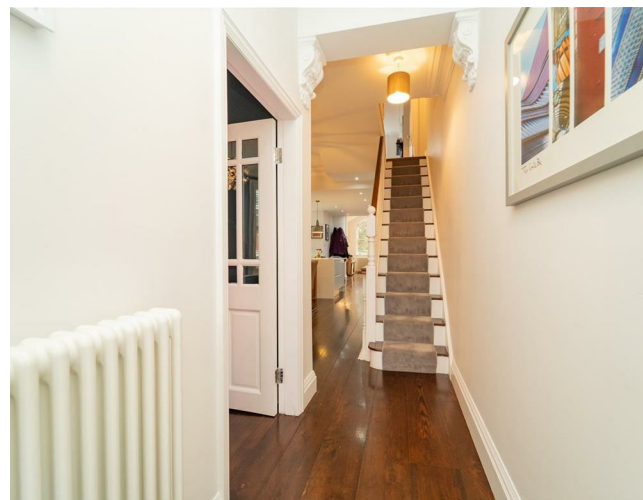
The cellars are converted and comprise two bedrooms, a spacious lounge with plentiful storage and a three-piece shower room.

The first floor consists of two double bedrooms; the bedrooms are fitted with spacious wardrobes. There is also an attractive four-piece bathroom with walk in shower and a free standing bath.

The second floor reveals a large dual-aspect master suite with built in storage, a walk-in Dressing area, and a beautiful three-piece En-suite completing this home.

Boasting; original feature fireplaces, wood burning stove, stunning flooring throughout, off road parking to the front and a private lawned gardens to its rear. Viewing is highly recommended.

£985,000





## EPC Chart

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | <b>82</b> |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | <b>64</b>                                                                                                   |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



Tenure: Freehold Council Tax Band: D



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