



*jordan fishwick*

**DIDSBURY**  
Pine Road



## Pine Road, Didsbury, M20 6UY

Guide Price £1,050,000

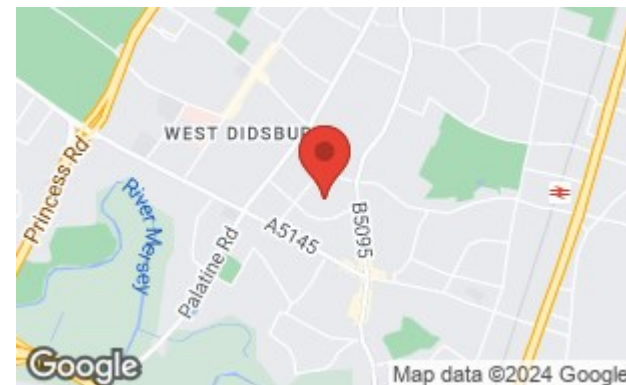


### The Property

A MAGNIFICENT EDWARDIAN FAMILY HOME WITH A SUPERB LEVEL OF LIVING SPACE, POSITIONED ON A LARGE PLOT WITH GENEROUS GARDENS, LOCATED ON A PRESTIGIOUS TREE LINED ROAD WITHIN A CONSERVATION AREA, CLOSE TO BOTH DIDSBURY & WEST DIDSBURY VILLAGES. 2407 sq ft. Retaining a wealth of original period features typical of the era of construction, the wonderfully proportioned living space is arranged over two floors and in outline comprises:- Porch, reception hallway with turning staircase to the first floor, lounge with bay window, dining room with French door to the rear garden and large family kitchen. To the first floor: spacious landing, four double bedrooms, one with en-suite shower room, family bathroom and separate WC. In addition, there is a useful basement and driveway providing ample parking. Further potential to extend, convert basement or loft subject to necessary approval.

### Directions

M20 6UY



- A traditional 4 double bedroom family home
- Positioned on a large plot with extensive gardens
- Many original features
- Two reception rooms plus, dining kitchen
- Two bathrooms & downstairs wc
- Driveway providing ample parking & garage
- Tree lined road in a conservation area
- Sought after location
- Useful basement

**Postcode** - M20 6UY

**EPC Rating** - D

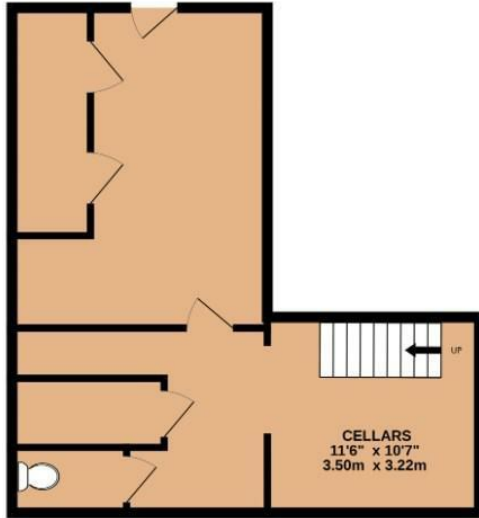
**Floor Area** - 2407.00 sq ft

**Local Authority** - Manchester city Council

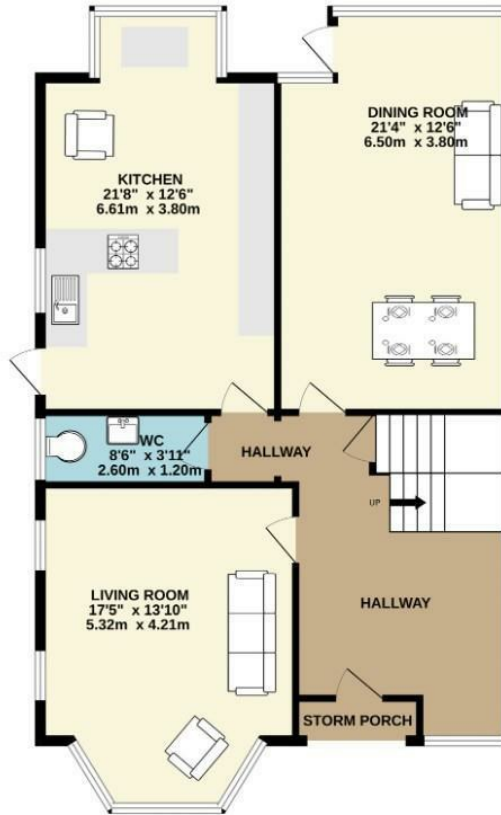
**Council Tax** - G



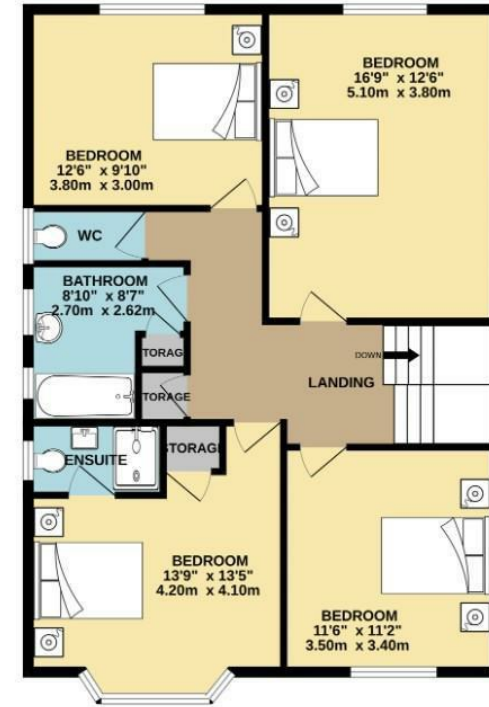
**BASEMENT**  
498 sq.ft. (46.3 sq.m.) approx.



**GROUND FLOOR**  
994 sq.ft. (92.3 sq.m.) approx.



**1ST FLOOR**  
915 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 2407 sq.ft. (223.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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