



*jordan fishwick*

**DIDSBURY**  
Spath Road





# Spath Road, Didsbury, M20 2QT

Guide Price £1,500,000



## The Property

A MAGNIFICENT, DOUBLE FRONTED, SIX BEDROOM EDWARDIAN DETACHED FAMILY RESIDENCE LOCATED ON ONE OF DIDSBURY'S MOST SOUGHT AFTER TREE LINED ROADS, WITH A SUBSTANTIAL PLOT, DETACHED BRICK BUILT GARAGE AND BEING WITHIN A SHORT STROLL OF DIDSBURY VILLAGE. (3522 sq ft) Retaining a wealth of beautiful original period features and character throughout to include stained glass windows, deep skirting boards, picture rails, ceiling cornices, cast iron fireplaces and period doors all typical of the era of construction. The wonderfully proportioned living space is arranged over four floors and in outline comprises:- Reception entrance, two impressive reception rooms, breakfast kitchen and downstairs WC to the ground floor, four double bedrooms family bathroom & WC to the first floor, with a further two double bedrooms (one with kitchenette) and shower room on the second floor. In addition, there is a really useful basement.

## Directions

M20 2QT





- Magnificent family residence
- Six bedrooms
- Two principal receptions
- Reception hallway & WC
- Family bathroom & shower room
- Useful basement
- Large plot with gardens to three sides
- Detached brick built garage
- Wealth of original characteristics
- Select tree lined road

Postcode - M20 2QT

EPC Rating - D

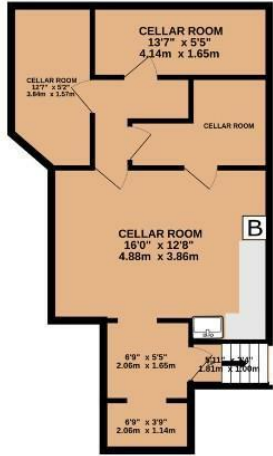
Floor Area - 3522.00 sq ft

Local Authority - Manchester City Council

Council Tax - G



BASMENT  
521 sq.ft. (48.4 sq.m.) approx.



GROUND FLOOR  
1256 sq.ft. (116.9 sq.m.) approx.



1ST FLOOR  
1055 sq.ft. (98.0 sq.m.) approx.



2ND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 3522 sq.ft. (327.2 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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