

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



JP&Brimelow
ESTATE AGENTS



5 3 2 D

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.

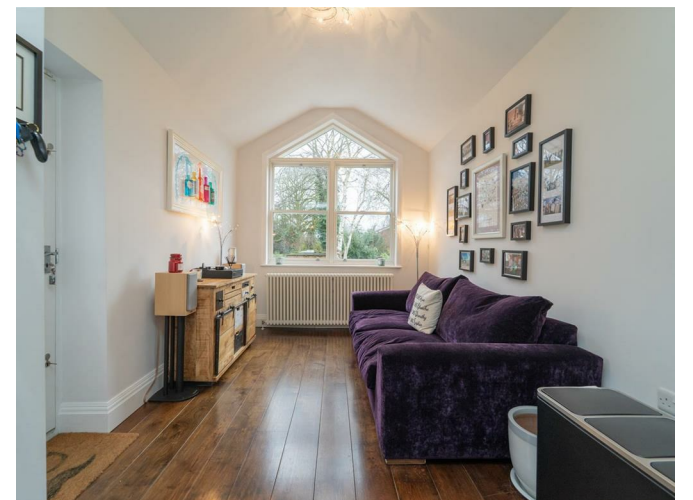
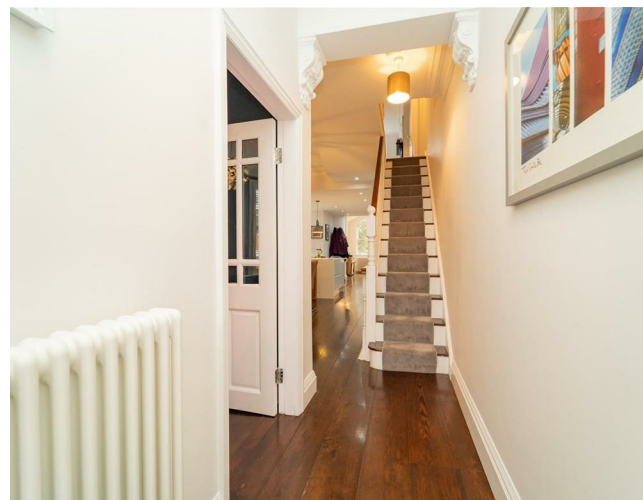
The cellars are converted and comprise two bedrooms, a spacious lounge with plentiful storage and a three-piece shower room.

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) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: D



JP & Brimelow Estate Agents Ltd
 430 Barlow Moor Road, Manchester, M21 8AD
 Tel: 0161 8822233
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
 ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

