

# JULIAN WADDEN





# 11 Lancaster Road Didsbury





Offers in excess of £1,500,000  
Square Footage: 3538  
Council Tax Band: G  
Tenure: Freehold  
Service Charge: N/A  
Sat Nav Directions: M20 2QU

A simply breathtaking residence situated on one of Didsbury's most favoured roads, just a short stroll to the village whilst maintaining a quiet, tranquil setting. This stunning family home has been lovingly enhanced and extended to give over 3500sq ft of high specification living space and effortlessly combines many of its original characterful features with contemporary open plan modern spaces which are bound to appeal to the most discerning of purchasers.

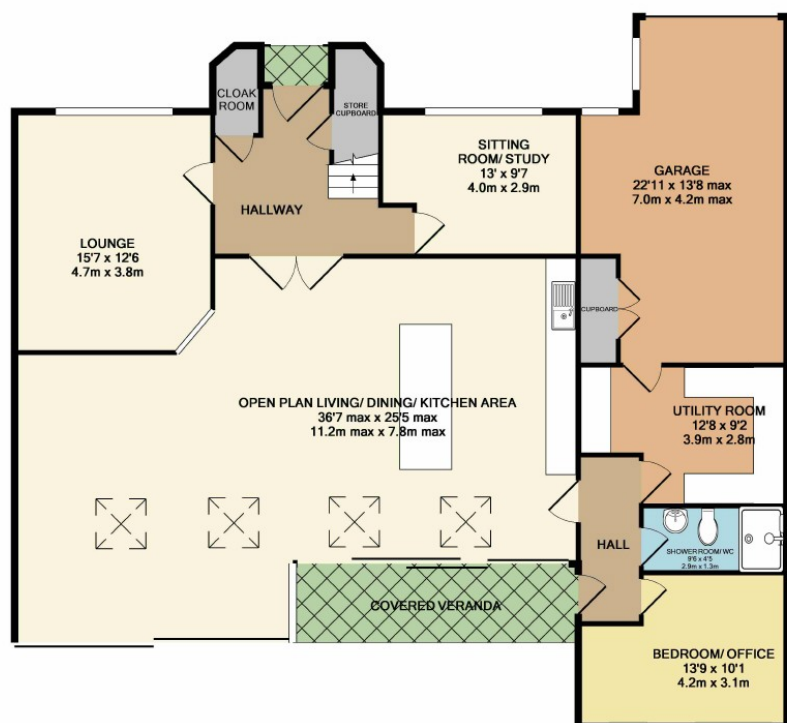
Featuring elements such as key areas of underfloor heating, LED lighting, data points in each room and a pressurised hot water system as well as a stunning and substantial rear garden and large drive in and out driveway, this is clearly not your average Didsbury home.

The accommodation comprises a hallway with a cloakroom and understairs storage cupboard, a lounge, sitting room/ study and a spectacular open plan living/ dining/ kitchen space with glazed rear 'wall' which slides open to the rear garden. In addition is an office or downstairs bedroom, downstairs shower room/ wc, utility room and access to the integral garage.

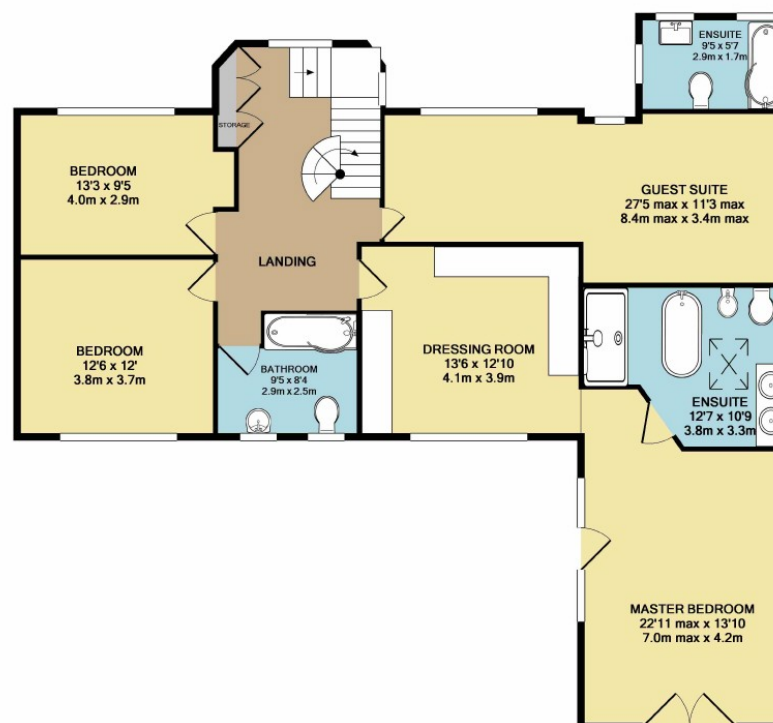
On the first floor the landing leads to the master suite, complete with a huge dressing room, large dual aspect bedroom and amazing en-suite, a second 'guest suite' with living space, bedroom area and lovely en-suite, in addition to a further 2 double bedrooms and the family bathroom. A spiral staircase from the landing gives access to a useful loft bedroom and further eaves storage space.

Externally a large block paved in and out driveway provides plenty of parking and access to the garage, whilst the stunning rear garden boasts very mature and well tended beds and borders, a large lawn, a hidden additional detached garage at the bottom of the garden, as well as a garden tool shed and a large partly covered patio/ veranda.



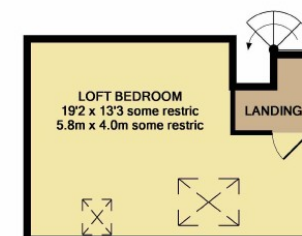


GROUND FLOOR  
APPROX. FLOOR  
AREA 1846 SQ.FT.  
(171.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1433 SQ.FT.  
(135.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 3538 SQ.FT. (328.7 SQ.M.)  
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LOFT ROOM  
APPROX. FLOOR  
AREA 239 SQ.FT.  
(22.2 SQ.M.)

Didsbury Branch  
764B Wilmslow Road, Manchester, M20 2DR | 0161 434 4311  
didsbury@julianwadden.co.uk | www.julianwadden.co.uk

**JULIAN  
WADDEN**

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Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.