

## 16 Claremont Grove, Didsbury



*A superb Victorian 5 bedroom semi-detached house in Didsbury Village with parking for two cars. West facing garden, traditional conservatory, lovely hand-made kitchen, two bath/shower rooms, laundry room and converted cellar. Fully renovated by award winning developer Mango Homes. Lots of character and original features. A truly exceptional home.*



### Ground Floor

- Sitting Room. Antique feature fireplace, bay window, solid oak flooring, corning.
- Kitchen & Dining. Top quality Drew Forsyth hand-made kitchen units & shelves, Bosch integrated dish washer, Bosch gas hob, Large Zanussi integrated fridge freezer, waste disposal unit, antique stained glass chapel doors.
- Conservatory. Craftsmen built with tiled floor and double doors opening to garden. Fully double glazed.
- Under-stairs store.
- Porch & entrance hall.

### 1<sup>st</sup> Floor

- Bathroom. Traditional Heritage bathroom suite with roll top bath, high flush toilet and large sink.
- Bedroom 1. Beautiful cast iron and tile fireplace and fitted shelves.
- Bedroom 2 (currently used as second lounge). Two windows, antique slate fireplace and original coving. A lovely light room.
- Box room. Fitted shelves (plumbing in-situ to be fitted as en suite shower room).

### 2<sup>nd</sup> Floor

- Bedroom 3. Ladder to upper mezzanine lit by a Velux window.
- Bedroom 4. Antique cast iron tile and mirror fireplace and rooftop views.

- Bedroom 5. Fitted shelves to recesses, large fitted wardrobes and balcony.
- Shower room. Modern wall hung toilet and sink and walk in shower with overhead "rain" shower. Electronic Velux window

### Cellar

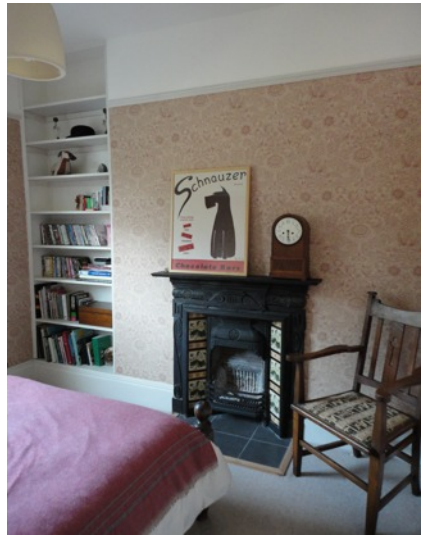
- Fully converted, damp proofed, insulated & heated.
- Utility room with a range of base & wall units and space for a washer and dryer.
- Large second room currently used as music room.

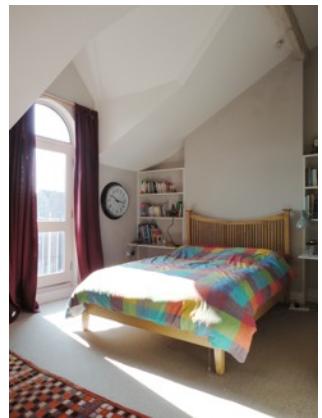
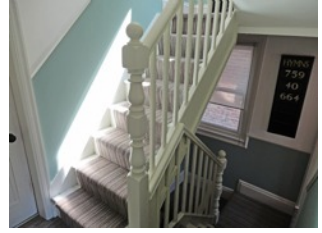
### Outside

- Parking for two cars.
- Well stocked walled west facing garden with patio and outside feature lighting.
- Shed with room for bikes and storage.

### Features

- Fully double glazed with K glass.
- Glow Worm condensing combi boiler with hot water reservoir.
- Solid oak floors to ground floor.
- Well insulated with modern insulation in most walls, floors and the roof reducing gas bills significantly.
- Many original features including superb slate and cast iron fireplaces, original panel doors, plaster coving, antique cast iron radiators, deep skirting, restored double glazed sash windows.





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