

Danes Road, Manchester, Greater Manchester

Guide Price: £575,000

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Positioned on the beautiful, tree-lined Danes Road, this exceptional Victorian semi-detached residence offers over 2,500 sq. ft. of versatile living space spread across four floors. Built ca. 1878, this six-bedroom period home is a rare opportunity to acquire a property of true character and scale in one of Manchester's most vibrant neighbourhoods.



Showcasing the elegance and scale of the Victorian era, this remarkable home preserves an abundance of original features, from soaring ceilings and graceful bay windows to its impressive period proportions. Beyond its heritage charm, the property offers a remarkable layout, with a wealth of living and sleeping accommodation thoughtfully arranged to suit modern family life, multi-generational living, or investment purposes.

As you step through the grand entrance, you are welcomed into a spacious hallway that sets the tone for the rest of the home. Two elegant reception rooms grace the front of the property, with large bay windows flooding the spaces with natural light. To the rear lies a generous kitchen/dining area, the hub of the home, with access to the rear aspect. A separate utility room is located off the kitchen, offering extra storage and space for laundry, while a downstairs shower room adds to the convenience of this level.

The lower ground floor provides a superb space, thoughtfully arranged with a living room, bedroom, kitchenette and bathroom, making it ideal as a self-contained annex, guest accommodation, or independent living space.

Moving to the first floor, you will find two well-proportioned bedrooms, including a striking principal bedroom to the front, overlooking the tree lined street. The principal bedroom is connected to a second spacious double bedroom. The current layout provides exceptional versatility, with the second bedroom easily adaptable as a walk-in wardrobe, adjoining nursery, or even a private home office. On the first floor, a well-appointed kitchen diner leads seamlessly into a stylish family bathroom, enhancing both comfort and convenience.

The second floor extends the living space further and is dedicated to three additional bedrooms. Each room is offering ample space and is well-suited to family members, guests, or even as a home office or studio space, providing an exceptional sense of privacy and tranquillity.

At the rear, a secluded and private garden provides ample space with multiple areas ideal for entertaining, while the front features a large, paved driveway accommodating multiple cars.

Externally, this distinguished residence is set along one of M14's most sought-after residential avenues, celebrated for its period architecture and timeless appeal. Ideally positioned, the property lies within walking distance of Manchester's universities, highly regarded schools, and an array of shops, cafés, and restaurants. Excellent transport connections further enhance the convenience of the location, offering effortless access to the city centre.

This is more than just a house, it is a home of enduring elegance, where period charm meets stylish practicality. With its generous living space, original Victorian character and highly convenient location, 6 Danes Road represents an outstanding opportunity to secure a landmark property in the heart of Manchester.







Lower Ground Floor **Ground Floor** **First Floor** **Second Floor**

Total floor area 235.3 m² (2,533 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





Council Tax Band: **A**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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