



**GASCOIGNE  
HALMAN**

PARRS WOOD AVENUE, EAST DIDSBURY

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THE AREAS LEADING ESTATE AGENT



## PARRS WOOD AVENUE, EAST DIDSBURY

**£725,000.00**

An attractive traditional semi-detached property which has been thoughtfully extended and enhanced to create a superb family home, measuring an impressive 1601 SQFT. Enjoying a quiet cul de-sac location with four large double bedrooms, two bathrooms, three spacious receptions rooms, recently refitted designer kitchen, stunning landscaped Westerly facing garden, off-road parking, ideal location close to Didsbury village and excellent transport links.





Extended And Enhanced Semi  
Detached Family Home

Three Reception Rooms And A Modern  
Fitted Kitchen

Off Road Parking And A Stunning  
Landscaped Rear Garden

Close To Didsbury Village, Local  
Amenities And Transport

Four Double Bedrooms, Shower Room  
And Family Bathroom

Measuring An Impressive 1603 SQ FT



## PARRS WOOD AVENUE | EAST DIDSBURY

We are pleased to introduce this superb semi-detached home nestled on a quiet cul-de-sac which has been thoughtfully extended and enhanced to create an impressive family home.

Internally the property comprises of entrance porch, welcoming reception hallway with useful under stairs storage cupboard, delightful front living room with attractive bay window, sitting room with feature fireplace opening to a superb extended family room with Velux windows and French doors to the rear patio. In addition to this there is a large extended dining kitchen with modern units, French doors to the rear garden and a separate utility room which gives access to a stylish modern shower room with wc. Recently installed boiler which features a Nest heating control system.

To the first floor there are four spacious double bedrooms with the principle bedroom benefiting from an attractive bay-window and fitted wardrobes. A refitted modern bathroom with attractive tiling completes the first floor accommodation.

Externally to the front there is a driveway providing ample off-road parking. Whilst to the rear there is a stunning landscaped rear garden which enjoys a Westerly aspect, well-presented raised wooden decked patio perfect for Al-Fresco dining with attractive flowerbeds surrounding and a good sized private lawned garden with well-stocked borders.

The property is ideally located on a quiet cul-de-sac, close to Didsbury Village, train station, local Metrolink and excellent transport links.

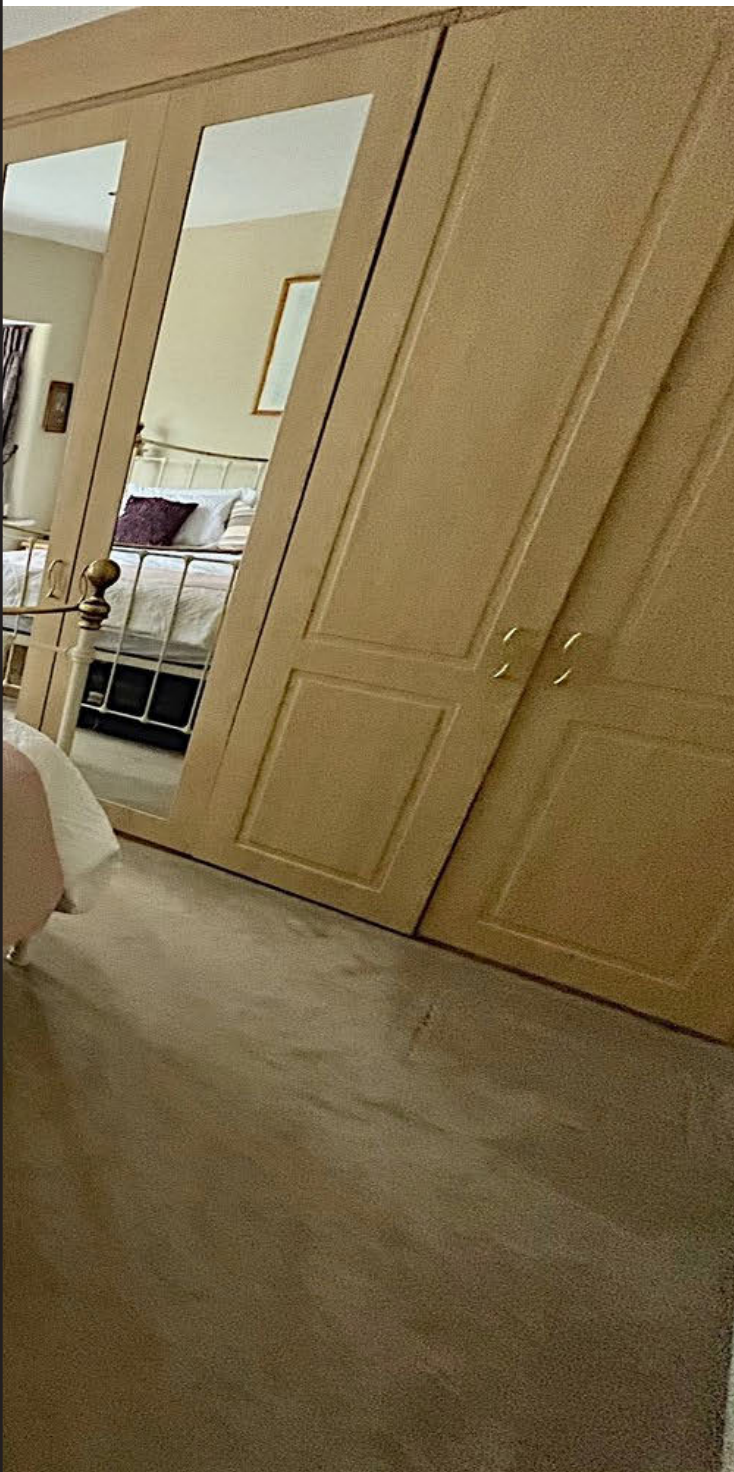
### **DIRECTIONS**

M20 5WB

### **LOCATION**

Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks.







Local schooling is excellent. Didsbury has several primary schools including Beaver Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parris Wood High School.

**IN FURTHER DETAIL THE ACCOMMODATION COMPRISES**

**GROUND FLOOR**

**PORCH**

**ENTRANCE HALLWAY**

4.14m(13'7") x 2.57m(8'5")

**LIVING ROOM**

4.04m(13'3") into bay x 3.66m(12'0")

**SITTING ROOM**

3.30m(10'10") x 3.81m(12'6")

**FAMILY ROOM**

3.71m(12'2") x 3.81m(12'6")

**KITCHEN**

3.02m(9'11") x 4.06m(13'4")

**DINING AREA**

3.15m(10'4") x 4.06m(13'4")

**UTILITY ROOM**

1.57m(5'2") x 1.42m(4'8")

**SHOWER ROOM**

2.26m(7'5") x 1.24m(4'1")



**FIRST FLOOR**

**LANDING**

5.79m(19'0") x 2.03m(6'8")

**BEDROOM 1**

4.04m(13'3") into bay x 3.66m(12'0")

**BEDROOM 2**

3.71m(12'2") x 3.63m(11'11")

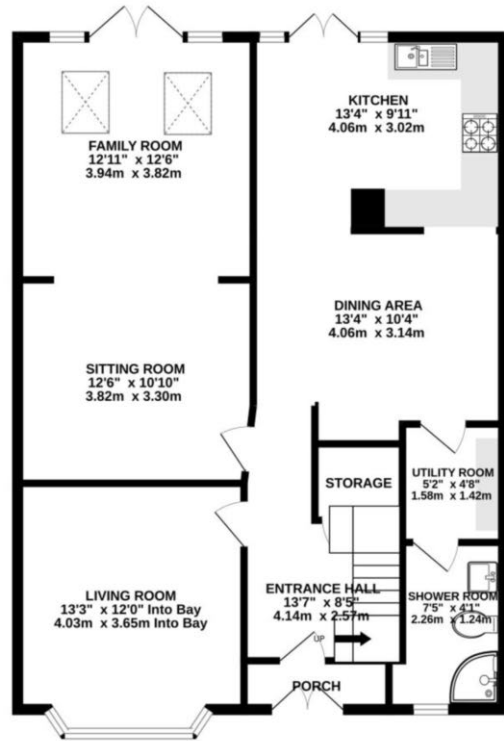
**BEDROOM 3**

4.60m(15'1") x 3.51m(11'6")

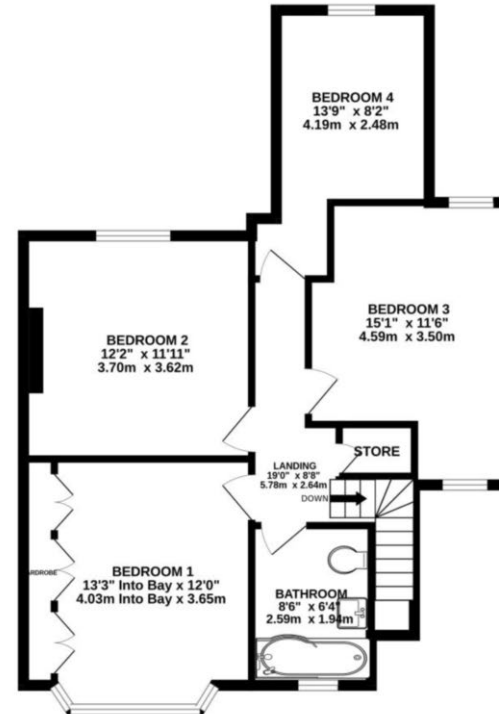
**BEDROOM 4**

4.19m(13'9") x 2.49m(8'2")

GROUND FLOOR  
932 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR  
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 1603 sq.ft. (148.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	42 B



**DIDSBURY OFFICE**

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