



**GASCOIGNE  
HALMAN**

Parrs Wood Avenue, East Didsbury  
**£700,000.00**

THE AREA'S LEADING ESTATE AGENCY







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.

## Property details

- A Thoughtfully Extended and Enhanced Semi Detached Family Home on a Quiet Cul-De-Sac
- Measuring an Impressive 1603 SQ FT
- Three Light and Airy Reception Rooms and a Modern Refitted Dining Designer Kitchen
- Four Spacious Double Bedrooms, Downstairs Shower Room and a Modern Family Bathroom
- Off Road Parking and a Stunning Landscaped Rear Garden
- Easy Access to Didsbury Village, Local Amenities and Excellent Transport Links



## About this property

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.



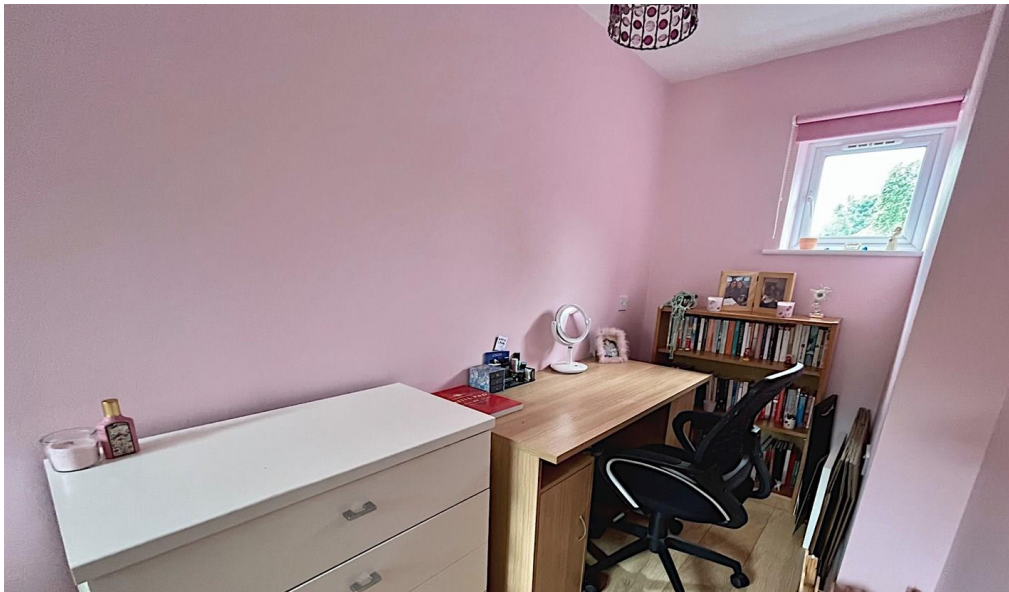
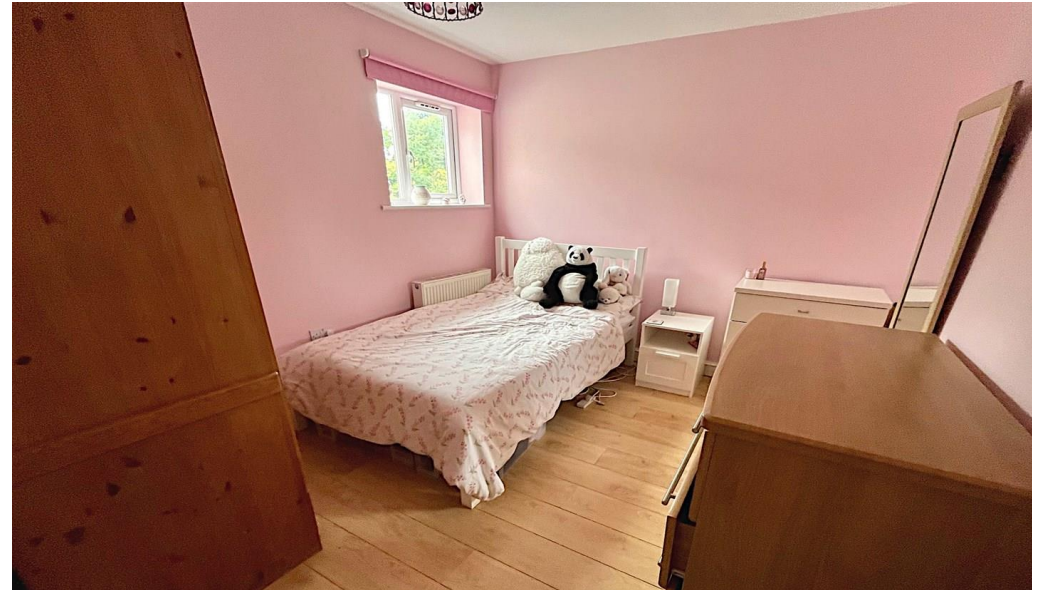






















## DIRECTIONS

M20 5WB

## COUNCIL TAX BAND

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## TENURE

Freehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	82   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Ask Agent

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

Ask Agent

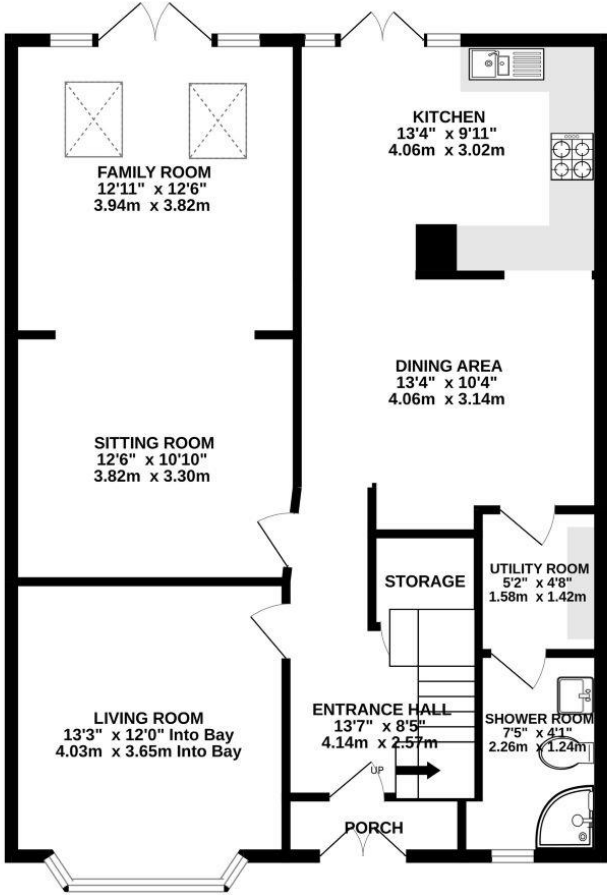
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

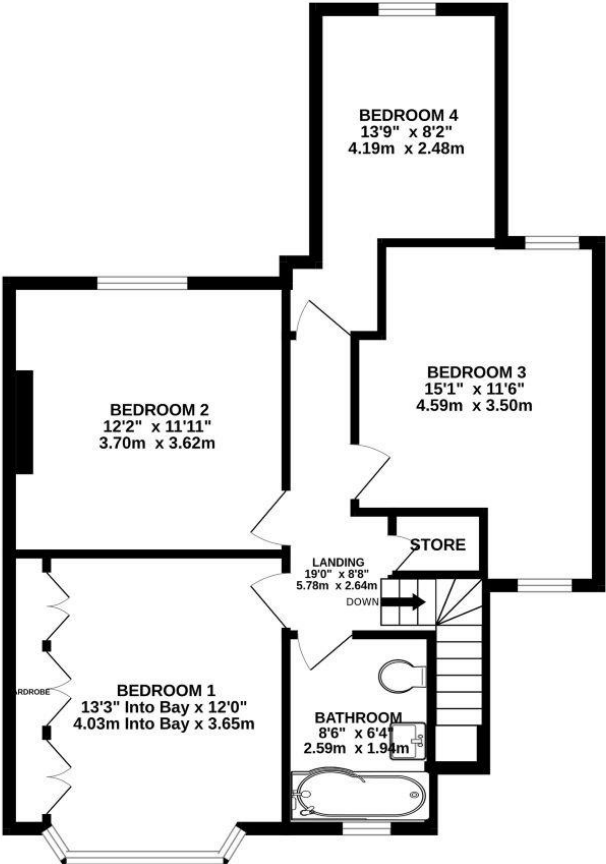
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GROUND FLOOR  
932 sq.ft. (86.5 sq.m.) approx.



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







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