



**GASCOIGNE
HALMAN**

467 PARRS WOOD ROAD, EAST DIDSBURY

THE AREAS LEADING ESTATE AGENT



467 PARRS WOOD ROAD, EAST DIDSBURY

£525,000.00

A spacious and well presented bay fronted detached property which occupies a generous corner plot with gardens to all four sides. Boasting off road parking, a detached garage and landscaped rear garden, this property presents a unique opportunity to purchase a detached property close to Didsbury Village, excellent transport links and Didsbury Park and Fletcher Moss Park. Two large receptions rooms, modern open plan dining kitchen, three good sized bedrooms, fitted bathroom with a separate W/C. Offered to the market with No Vendor Chain.

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 and tram routes to the City Centre Independent Schools and within the catchment area of Parrs Wood High School and Barlow R.C High School.



Internally the property comprises of; a porch which leads to an welcoming entrance hallway with under stairs W/C, a bay fronted light and airy living room, rear sitting room with french doors which lead to the generous rear garden. A open plan dining kitchen completes the ground floor.

To the first floor there are three good sized bedrooms with all bedrooms boasting built in wardrobes and a fitted bathroom suite with a separate W/C serves all three bedrooms.

Externally the property occupies a generous corner plot with well kept landscaped gardens to all four sides. The rear garden is enclosed with mature plants and fenced boundaries. A driveway for off road parking and detached garage and accessed from Gawsworth Avenue.

Offered to the market with No Vendor Chain.

DIRECTIONS

M20 5NN

LIVING ROOM

15'9 (4.8m) into bay x 12'11 (3.94m)

SITTING ROOM

14'4 (4.37m) x 12'11 (3.94m)

DINING ROOM

10'1 (3.07m) x 9'0 (2.74m)

KITCHEN

12'6 (3.81m) x 7'3 (2.21m)

BEDROOM 1

12'11 (3.94m) x 12'9 (3.89m)

BEDROOM 2

13'4 (4.06m) x 12'11 (3.94m)

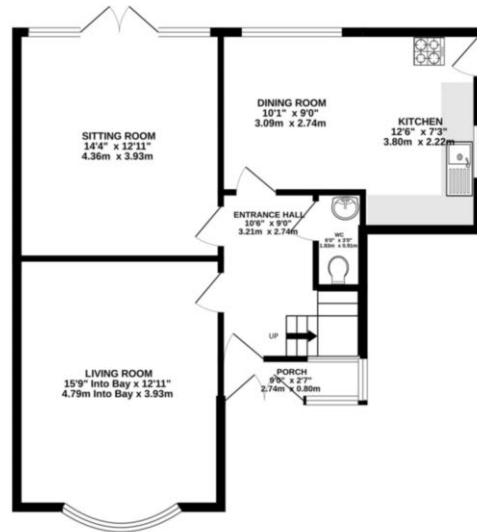
BEDROOM 3

9'9 (2.97m) x 9' (2.74m)

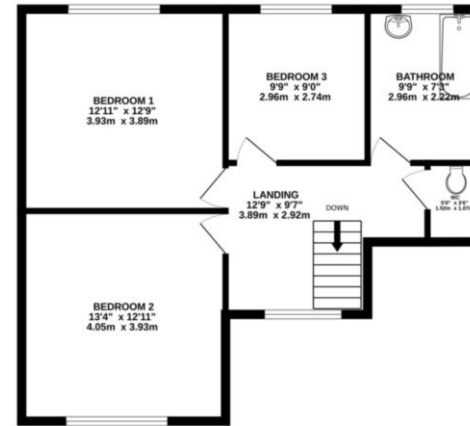
BATHROOM

9'9 (2.97m) x 7'3 (2.21m)

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignehalman.co.uk

Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20 6RN

**GASCOIGNE
HALMAN**