



**GASCOIGNE  
HALMAN**

PARSONAGE ROAD, WITHINGTON

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THE AREAS LEADING ESTATE AGENT





## PARSONAGE ROAD, WITHINGTON

**£1,000,000.00**

A stunning and immaculately presented five bedroom Victorian semi detached property, boasting well presented accommodation throughout and an abundance of period features. Measuring a highly impressive and unique 3933 SQ FT, the property offers an unrivaled level of spacious accommodation and must be viewed to appreciate the space on offer. Located within walking distance of both Didsbury, West Didsbury and Withington villages as well as all major transport links.

Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre is located on along Wilmslow Road, offers more than adequate shopping facilities for everyday requirements. Mauldeth Road railway station nearby, provides commuter services to Manchester City centre and Manchester International Airport. Withington is ideally situated for ease of access to both University and hospital complexes at The Christie and Manchester Royal Infirmary. Schools and recreational facilities in the area are good.





A Stunning Victorian Semi Detached Property

Measuring An Impressive And Unique 3933 SQ FT

Five Double Bedrooms And Three Stylish Bathrooms

Two large bay Fronted Reception Rooms And a Dining Kitchen

Cellars, Off Road Parking And A Large South Facing Garden

Walking Distance To Didsbury, West Didsbury And Withington





## PARSONAGE ROAD | WITHINGTON

Internally the property comprises of: welcoming entrance tiled hallway, a stunning bay fronted living room with multi fueled log burner, original wood flooring and plantation shutters. A rear bay windowed sitting also boasts a further multi fuel burner and original wood flooring. A stunning modern fitted dining kitchen complete with Quooker tap, Rangemaster gas cooker, central island and french doors which overlook the stunning rear garden.

To the first floor there are three excellent sized double bedrooms, all with an array of period features. Bedroom three benefits from superb views over the garden and a bay window. A stylish three piece bathroom suite serves all three bedrooms.

To the second floor there is a further double bedroom and contemporary three piece bathroom suite. The principle suite is particularly large in size and benefits from an exquisite South facing balcony.

The cellar has been converted to provide additional living space or could be converted to a self contained flat. A utility room, three piece bathroom and two large receptions rooms completes the lower ground floor.

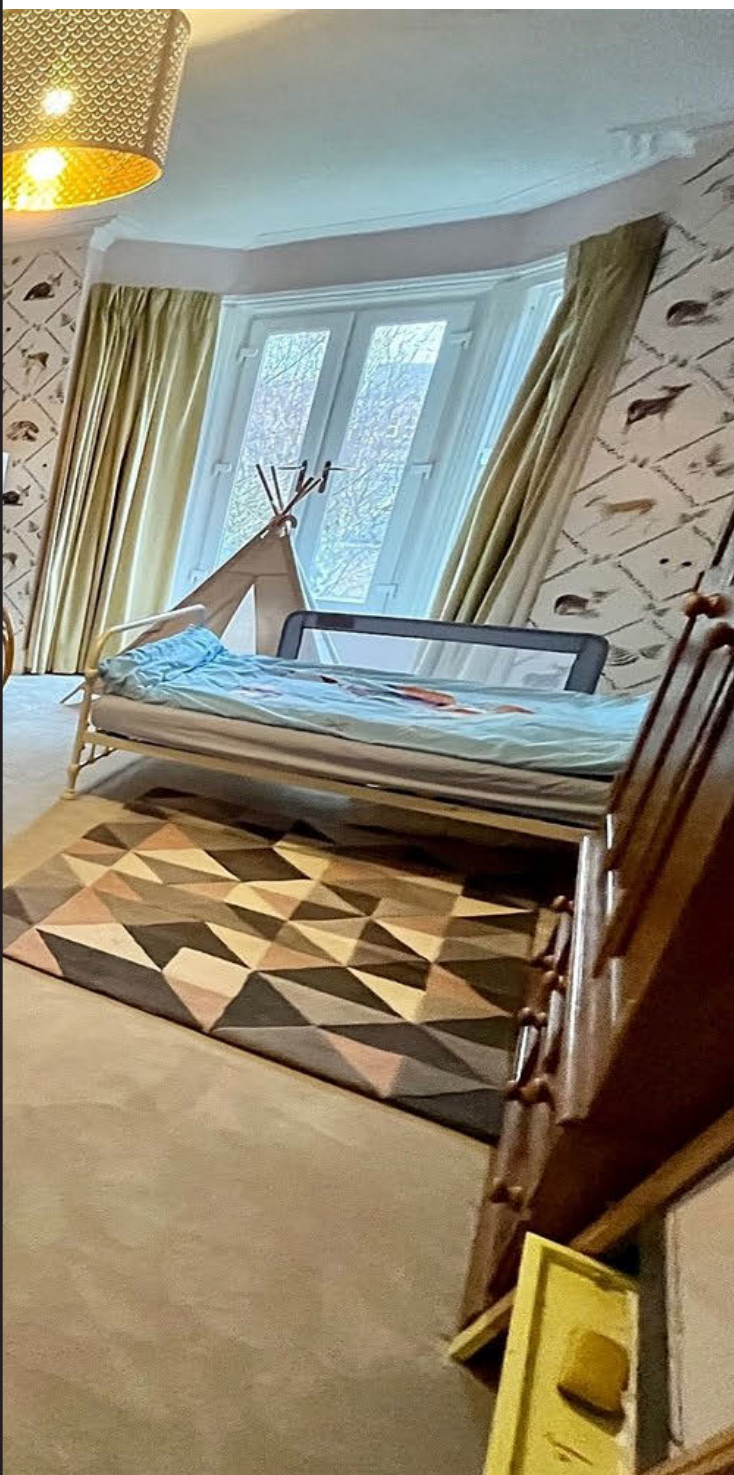
Externally to the front there is off road parking for multiple vehicles, A secure gate provides access to the generous rear landscaped South facing garden with a decked area for entertaining and Al Fresco dining.

### DIRECTIONS

M20 4PQ











## GROUND FLOOR

### ENTRANCE HALLWAY

4.27m(14'0") x 1.96m(6'5")

### SITTING ROOM

5.44m(17'10") into bay x 4.19m(13'9")

### LIVING ROOM

7.09m(23'3") into bay x 4.19m(13'9")

### KITCHEN

6.81m(22'4") x 4.95m(16'3")

### DINING ROOM

2.06m(6'9") x 5.89m(19'4")

## FIRST FLOOR

### LANDING

4.50m(14'9") x 2.21m(7'3")

### BEDROOM 2

4.22m(13'10") x 6.40m(21'0")

### BEDROOM 3

7.16m(23'6") into bay x 4.19m(13'9")

### BEDROOM 4

4.50m(14'9") x 3.94m(12'11")

### BATHROOM

6'9 (2.06m) x 8'10 (2.69m)

## SECOND FLOOR

### LANDING

14'10 (4.52m) x 7'3 (2.21m)



### BEDROOM 1

13'9 (4.19m) x 21'9 (6.63m)

### BALCONY

6'3 (1.91m) x 13'9 (4.19m)

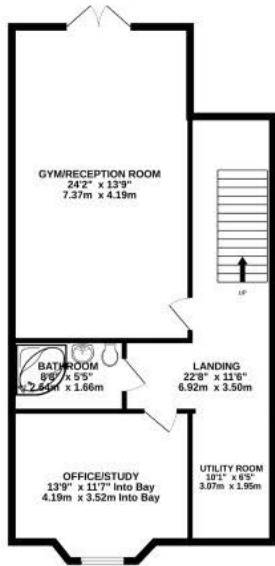
### BEDROOM 5

14'9 (4.5m) x 12'11 (3.94m)

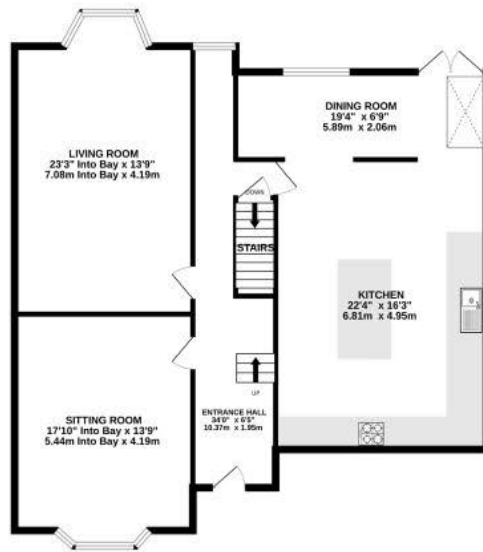
### BATHROOM

6'9 (2.06m) x 8'10 (2.69m)

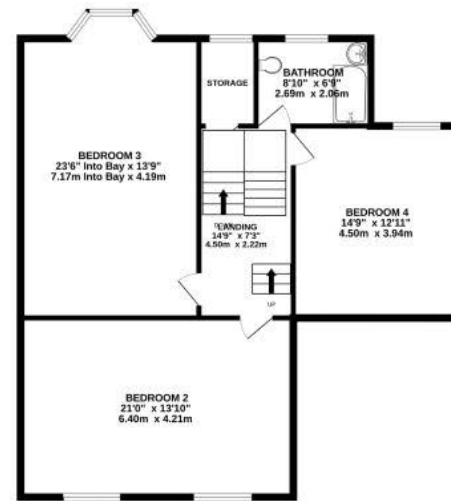
**BASEMENT**  
674 sq.ft. (62.6 sq.m.) approx.



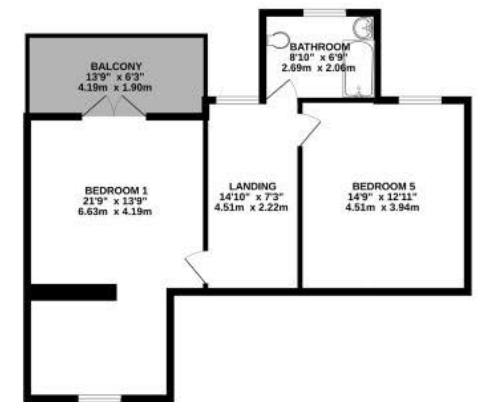
**GROUND FLOOR**  
1263 sq.ft. (117.3 sq.m.) approx.



**1ST FLOOR**  
1002 sq.ft. (93.1 sq.m.) approx.



**2ND FLOOR**  
995 sq.ft. (92.4 sq.m.) approx.



**TOTAL FLOOR AREA : 3933sq.ft. (365.4 sq.m.) approx.**

Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		





**DIDSBURY OFFICE**

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