



**GASCOIGNE
HALMAN**

Parrs Wood Road, East Didsbury
£600,000.00

THE AREA'S LEADING ESTATE AGENCY



A superb bay-fronted semi-detached property boasting thoughtfully extended accommodation to create a spacious (1583 sq ft) and stylish family home on a popular residential road. The property is presented to a high standard throughout and benefits from being situated in a highly sought after location and opposite the entrance to the fields at Fletcher moss. The property also comes with off-road parking and a large attractive, landscaped rear garden with leafy outlook. Ideally located close to Didsbury village, local train station and Metrolink for the commuter.

Property details

- Thoughtfully Extended Semi-Detached Property and Well Presented Throughout
- Measuring An Impressive 1583 SQFT
- Bay Fronted Living Room, Large Sitting Room and Stunning Modern Open Plan Family Dining Kitchen
- Five Good Sized Bedrooms, En-Suite Shower Room and a Three Piece Stylish Bathroom
- Off Road Parking and a Rear Private Landscaped Private Garden
- Close to Local Amenities, Excellent Transport Links and Fletcher Moss Park



About this property

The property offers a healthy 1583 Sq ft and internally comprises; a porch leading to a welcoming entrance hallway. A bay fronted living room with an attractive feature fireplace. A large sitting room with dual aspect windows, utility room with W/C, a breakfast room with access to the side lean too. A stunning and modern open plan family dining kitchen complete with multi-fuel stove, velux windows and french doors leading out to the rear garden.

To the first floor there are five bedrooms with the primary bedroom offering a modern fitted en-suite shower room. A further large stylish family three piece bathroom serves the other four bedrooms. There is access to a boarded loft via a pull down ladder.

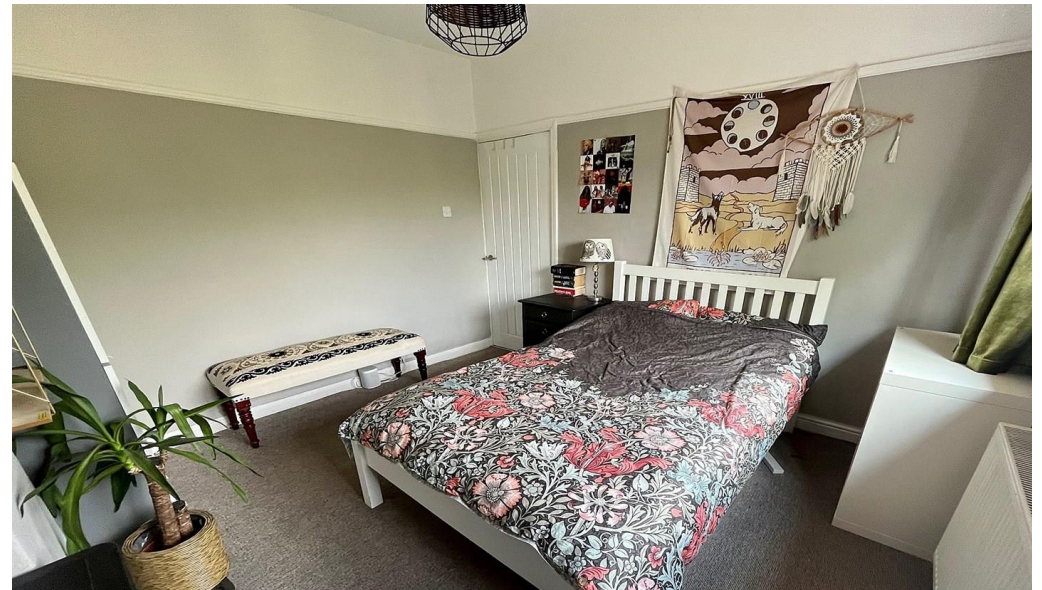
Externally to the front there is a driveway providing off-road parking whilst to the rear there is a beautiful large private landscaped garden.

The property is located opposite the entrance to the fields at Fletcher moss and enjoys a sought after location close to all major transport links, Parrs Wood leisure complex and gives easy access to Manchester city centre.













DIRECTIONS

M20 5GQ

COUNCIL TAX BAND

C

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

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

Cable

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

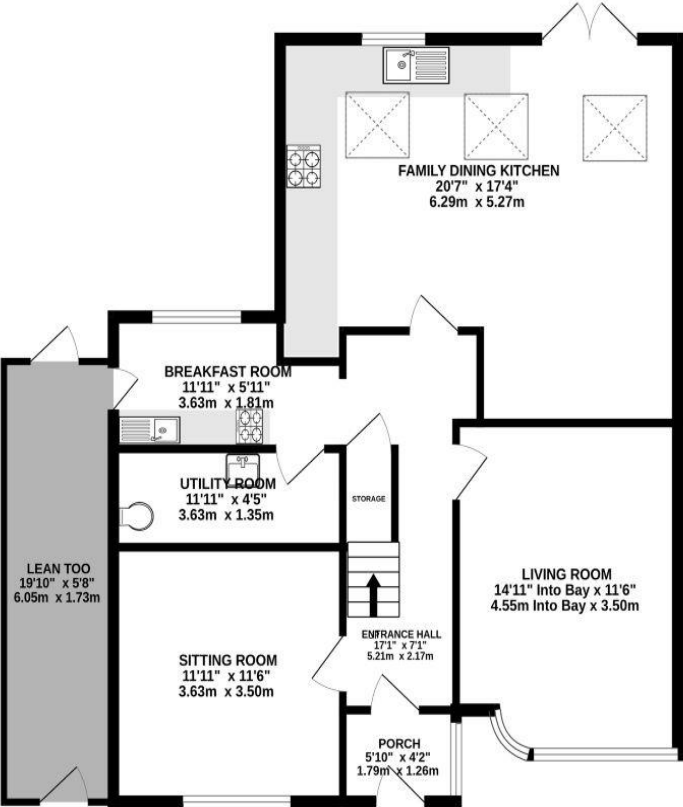
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

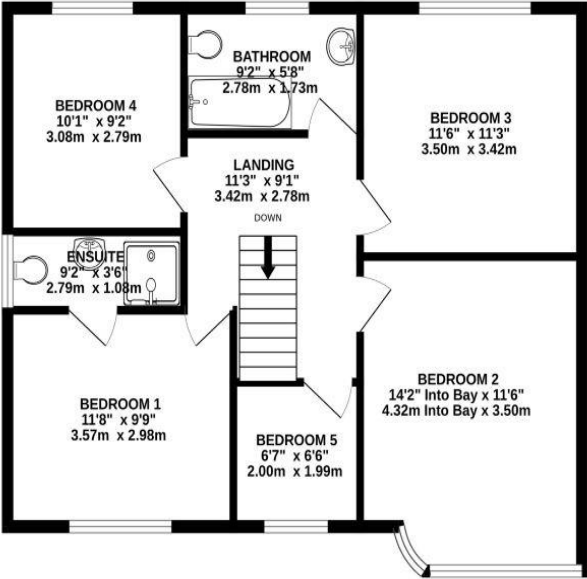
No

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GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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