



**GASCOIGNE  
HALMAN**

Parrs Wood Avenue, East Didsbury  
**£660,000.00**

THE AREA'S LEADING ESTATE AGENCY



An exquisite and stunning, extended bay fronted semi detached property which is located on a highly sought after leafy road and only moments from Didsbury Village with its array of bars, restaurants, independent shops and excellent transport links. Having been extended, renovated and refurbished by the current owners, the property offers well-appointed and proportioned accommodation that is ideal for modern day family living.

## Property details

- An Impressive and Spacious, Extended Bay Fronted Semi Detached Property
- Measuring A Highly Impressive 1399 SQ FT
- Located On A Quiet Leafy Road and Close to Didsbury Village, Excellent Transport Links and Local Amenities
- Two Bay Fronted Reception Rooms, Modern Fitted Dining Kitchen
- Three Good Sized Double Bedrooms, En-Suite Shower Room and Stylish Bathroom
- Off Road Parking For Multiple Vehicles and a Generous Landscaped Rear Garden with Summer House



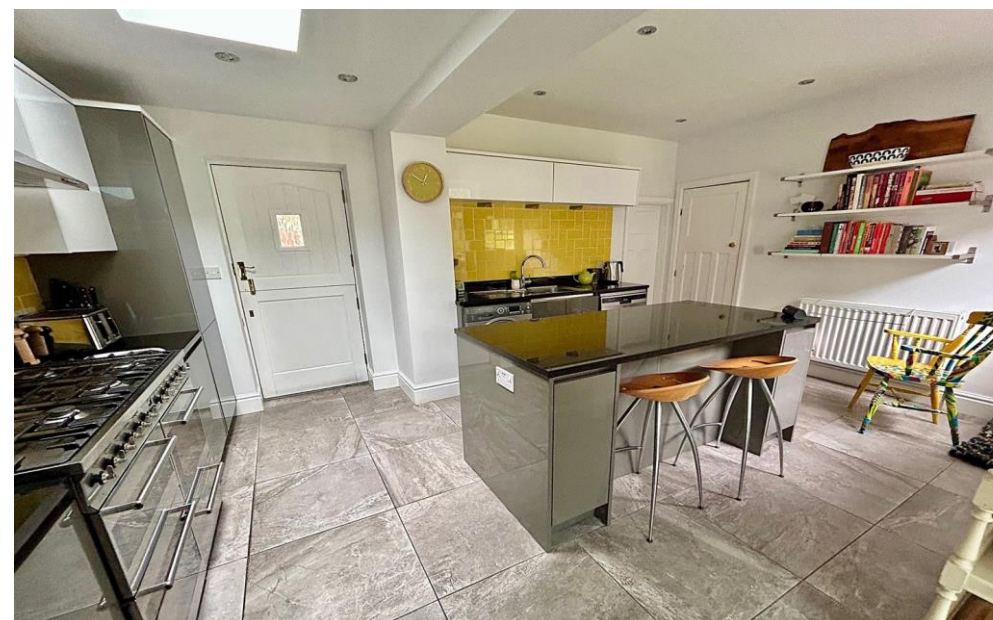
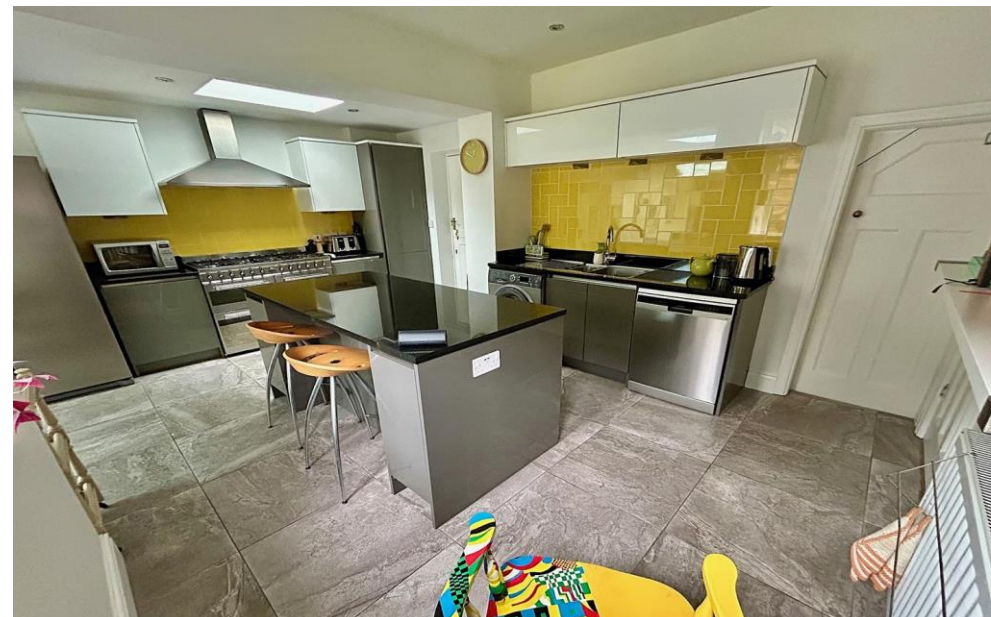
## About this property

Internally the accommodation comprises:- porch with useful downstairs W/C, a welcoming entrance hallway, a bay fronted sitting room with stunning stain glass windows and feature fireplace. A further bay fronted living room with a feature fireplace, stain glass windows and views over the rear garden. An impressive and spacious, light and airy recently refitted kitchen with central island opens on to a stylish dining area with attractive sky lights and bi-folds doors which provide access to the generous rear garden.

To the first floor there are three good sized double bedrooms, the principal bedroom boasts built in wardrobes and a beautifully presented en-suite shower room. Bedroom two also benefits from built in wardrobes. A contemporary three piece extended bathroom serves the other two bedrooms.

Externally to the front there is off road parking for multiple vehicles, a secure gate provides access to the generous and private, landscaped rear garden with mature borders, fenced boundaries and summer house.

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 Parrs Wood High School.











## DIRECTIONS

M20 5ND

## 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

## 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

Fibre to the premises

## 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

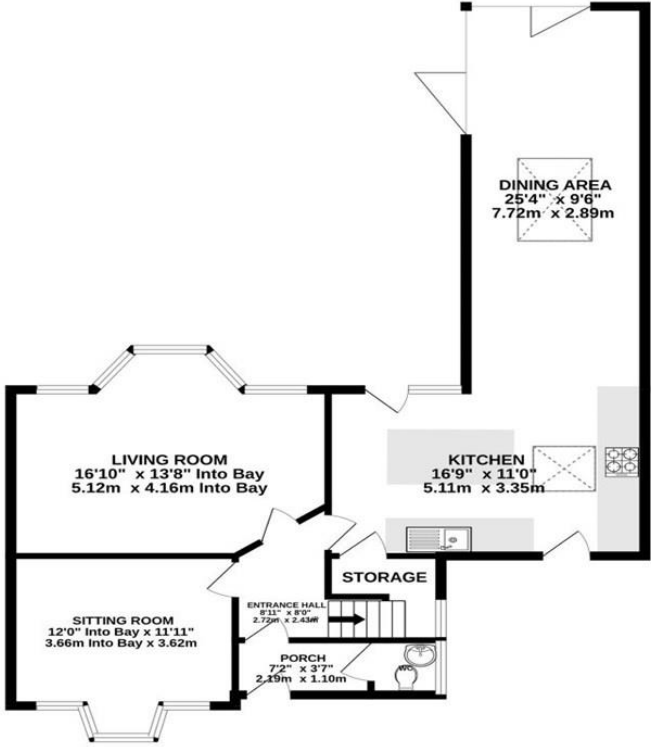
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

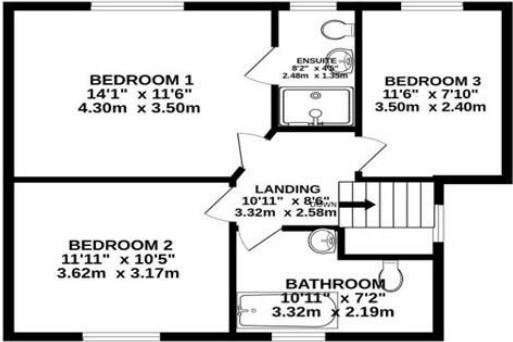
No

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.

GROUND FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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