



**GASCOIGNE
HALMAN**

Parrs Wood Road, East Didsbury
£370,000.00

THE AREA'S LEADING ESTATE AGENCY



A well-presented and spacious three bedroom, bay fronted semi detached property, located on a corner plot with gardens to three sides and close to local amenities, excellent transport links and with views over Fog Lane Park. Off road parking for two cars to the front of the property and immaculately presented throughout, this property is ideal for a wide range of buyers, including first time buyers and investors alike.

Property details

- A Well Presented and Spacious Semi Detached Property
- Two Large Receptions Rooms and a Modern Fitted Kitchen
- Three Good Sized Bedrooms and a Stylish Three Piece Bathroom Suite
- Off Road Parking and Situated on a Corner Plot with Gardens to Three Sides
- Close to Local Amenities, Excellent Transport Links and Stunning Views Over Fog Lane Park
- Internal Viewing Highly Recommended



About this property

Internally the property comprises:- welcoming entrance hallway, a bay fronted dining room with plantation shutters which opens through sliding doors to the rear living room, complete with a log burning stove. A modern fitted kitchen and side access to the garden completes the ground floor.

To the first floor there are three good sized bedrooms. The primary is situated to the rear of the property and benefits from built in wardrobes. A stylish three piece bathroom suite serves all three bedrooms.

Externally to the front there is off road parking for multiple vehicles, a secure gate provides access to the rear and side gardens with fenced boundaries and lawned area.

There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Kingsway (A34) or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of Parrswood High School.











DIRECTIONS

M20 6EE

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.

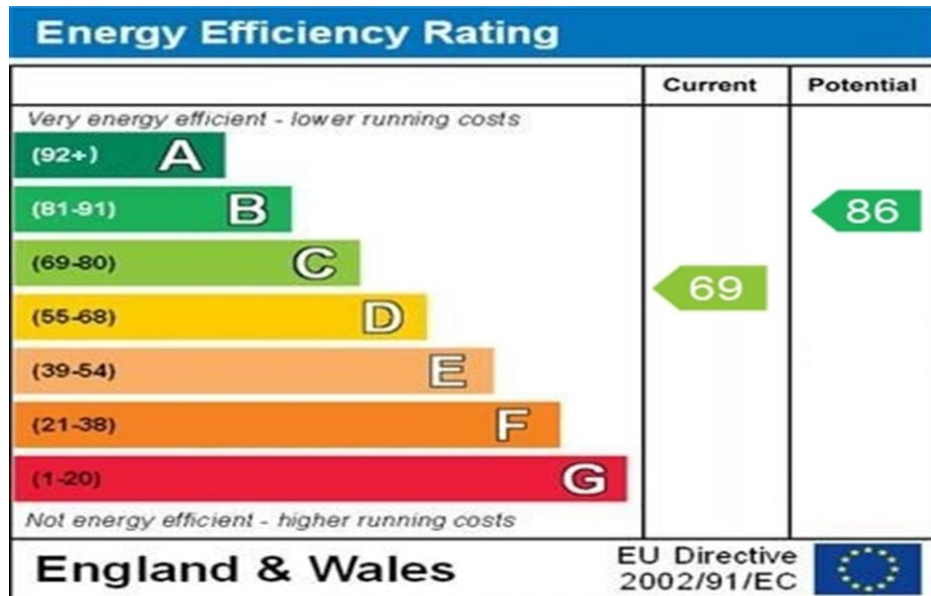
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

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

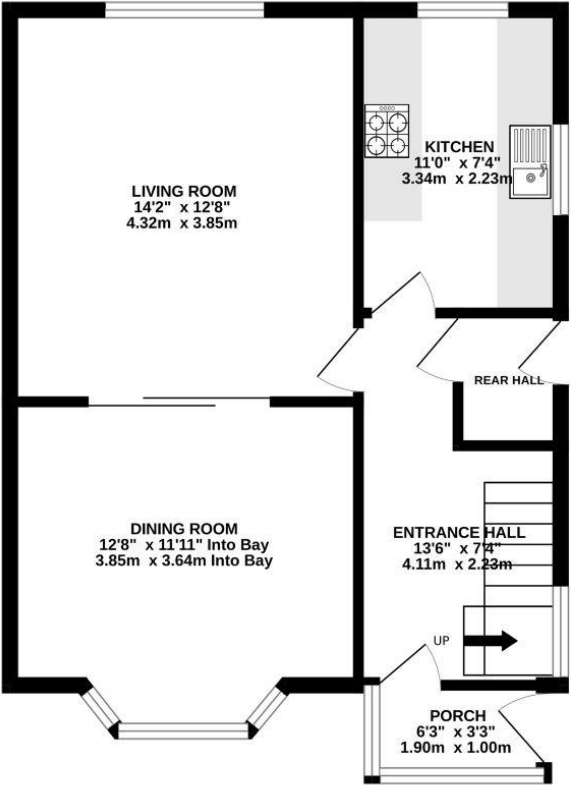
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

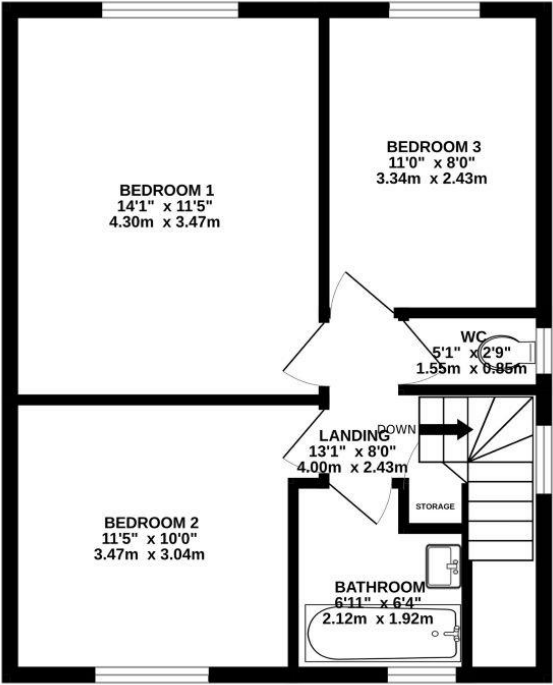
No

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GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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