



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Parrs Wood Road, East Didsbury
£950,000.00



An attractive, unique and well positioned double fronted detached family property which boasts a highly impressive 2244 SQ FT over three floors of extended accommodation. Having recently undergone refurbishment and renovation by the current owners, the property benefits from well-proportioned space and is located in a highly desirable part of Didsbury only moments from excellent transport links, Didsbury Village, local amenities and Fletcher Moss Park. The property retains a wealth of original features which are sure to impress and epitomises modern family living.

Property details

- An Attractive and Well Appointed, Double Fronted Detached Family Home
- Measuring a Highly Impressive 2244 SQ FT Over Three Floors
- Extended and Architecturally Designed to Offer Stunning Accommodation
- Retaining a Wealth of Original Features Throughout
- Three Large Reception Rooms and a Spacious Living/Dining Kitchen
- Five Good Sized Bedrooms, Two Bathrooms Which Include a Spectacular Principal Suite
- Located Close to Didsbury Village, Fletcher Moss Park, All Local Amenities and Excellent Transport Links
- Off Road Parking for Multiple Vehicles and a Generous Rear Private Garden



About this property

Internally the property has been finished to a very high standard with an entrance hallway complete with stain glass windows and an under stairs W/C. A bay fronted living room with plantation shutters, original floorboards and stain glass windows. A recently converted bay fronted home office with handmade bespoke furniture. To the rear of the property you are greeted by a large sitting room complete with an attractive log burning stove, a further bay with french doors leading out to the rear garden and stain glass windows. A spacious, extended kitchen benefits from a solid wood, handmade kitchen with a Smeg range cooker and a utility room completes the ground floor.

To the first floor there are four good sized bedrooms. Both bedroom two and three are particularly large in size and benefit from bay fronted windows. Bedroom four is another spacious double bedroom. A contemporary three-piece bathroom suite with an original cast iron bath, serves all four bedrooms.

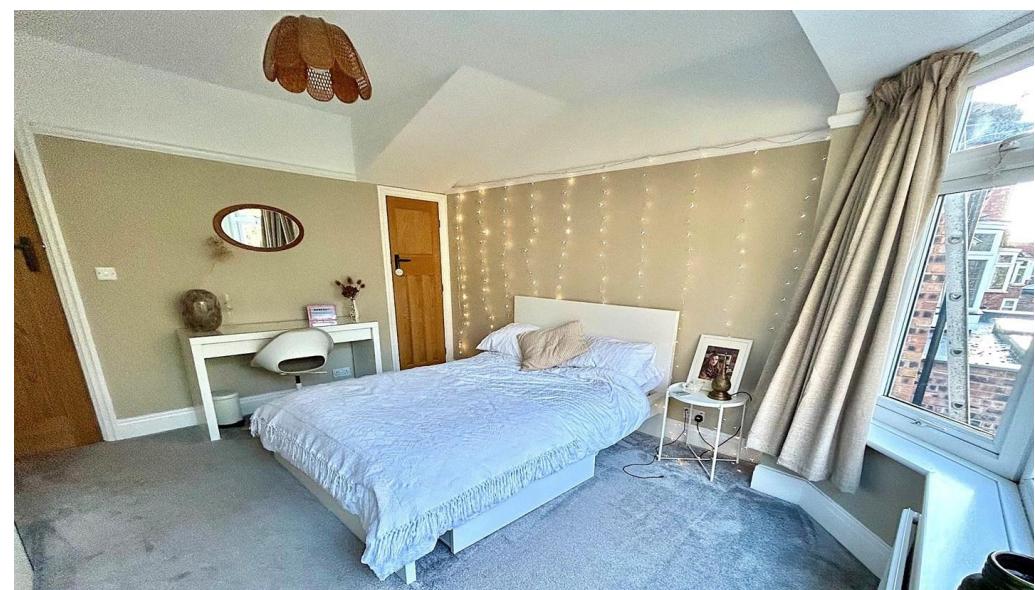
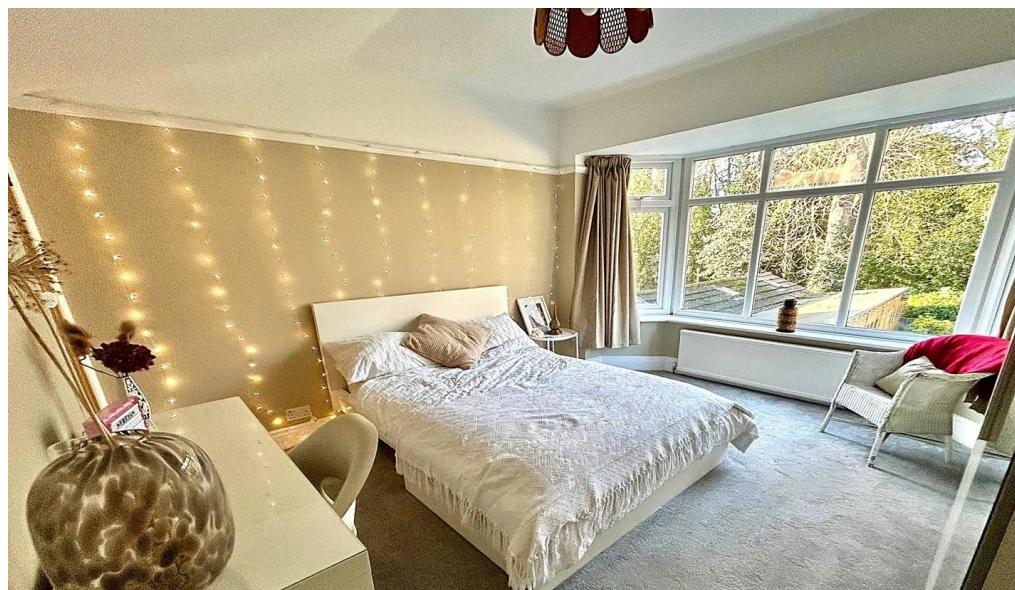
Having been recently extended, the second floor offers a stylish and immaculately presented principal suite with excellent space with excellent tree lined views. Stretching the length of the property having been architecturally designed, the primary suite also boasts a dressing area with built in wardrobes and a designer four piece en-suite.

Externally the property offers off road parking for multiple vehicles with an electric car charging point. To the rear there is a generous and private Westerly facing garden with raised oak flower beds and a bespoke summer house.

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.

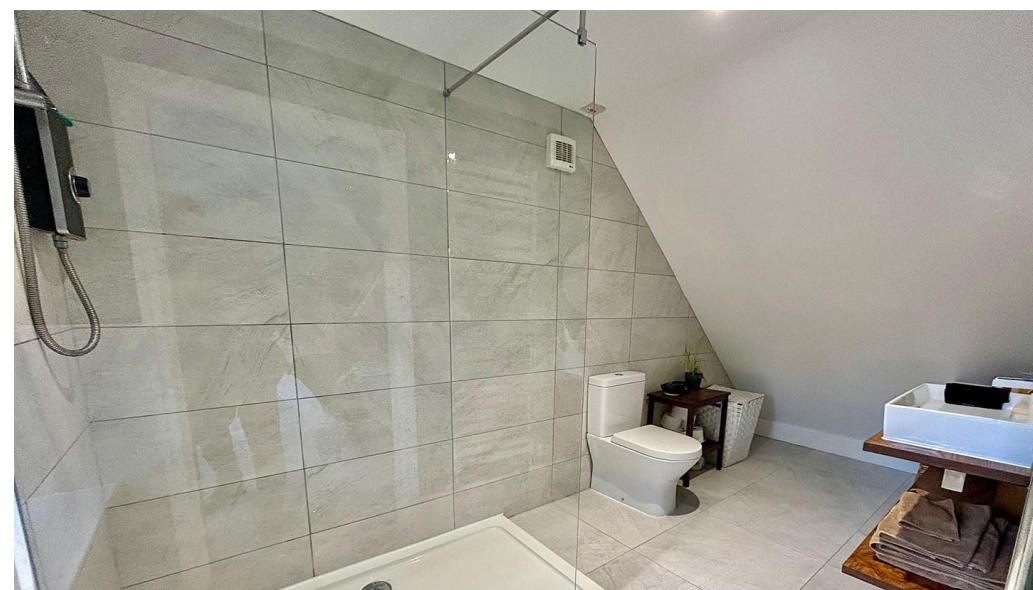


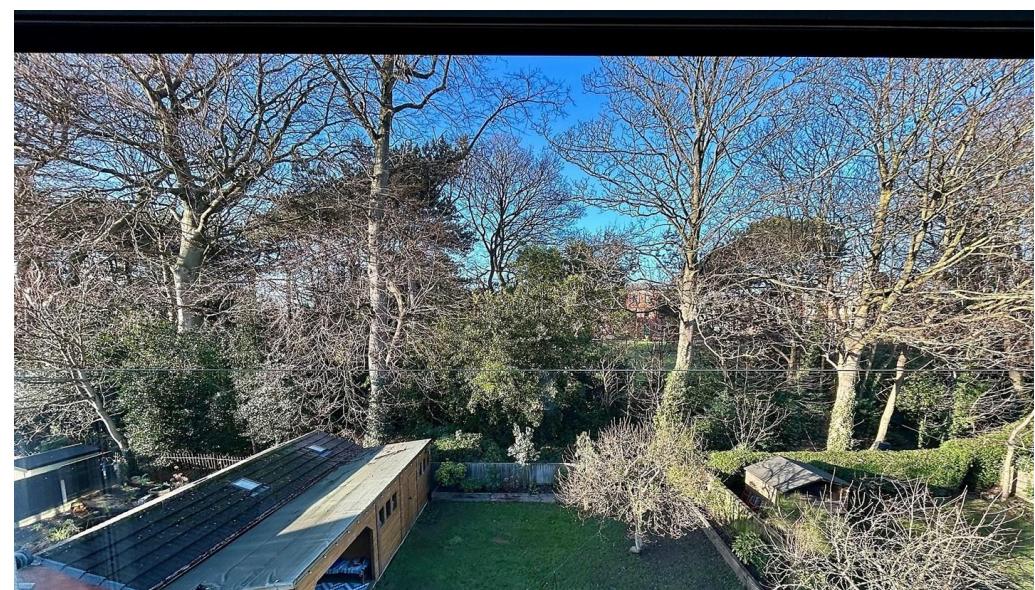












DIRECTIONS

M20 5QQ

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

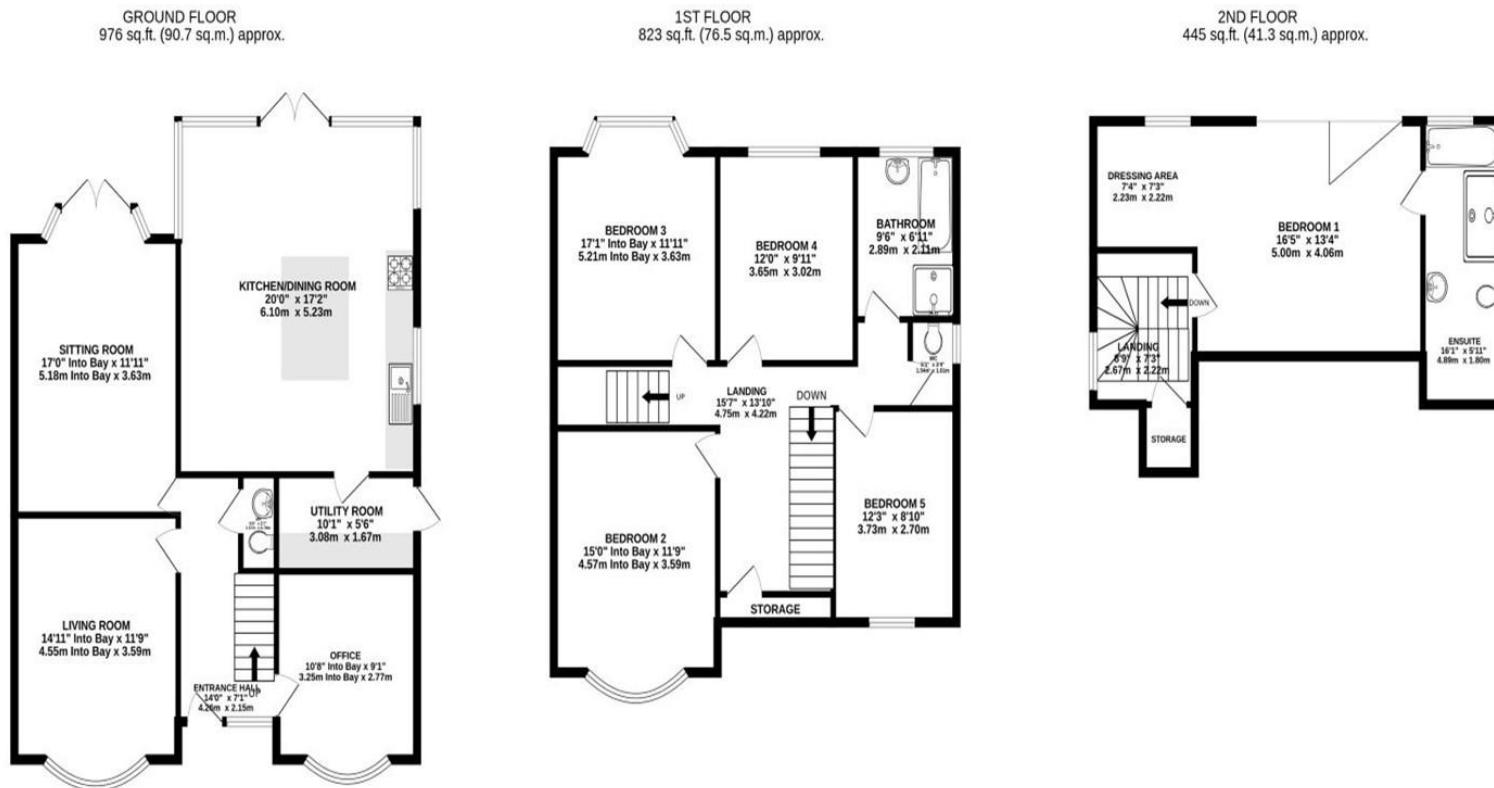
SOURCES OF FLOODING

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.



TOTAL FLOOR AREA: 2244 sq.ft. (208.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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