

46 Parris Wood Road, Withington, Manchester, M20 4RW



JP & Brimelow
ESTATE AGENTS

Offers In The Region Of £355,000


 3  1  2  D

VIDEO TOUR AVIALABLE A delightful and well-presented THREE BEDROOM, semi-detached property positioned in a central location on Parris Wood Road here in Withington. A short stroll from the independent shops, bars, restaurants and cafes on Wilmslow Road. Ladybarn Park is directly opposite, Mauldeth Road train station and fantastic bus routes nearby giving you direct access into the city centre, Media City and Didsbury village. The well-planned accommodation consists off an entrance hall, dining room to the front aspect, lounge with patio doors leading out in to the rear enclosed garden, a fitted kitchen also allowing access out into the garden. Stairs leading to the first floor reveal three good sized bedrooms and a white three-piece bathroom completing this lovely home. The property benefits from being warmed by gas fired central heating, a driveway providing off road parking and a rear enclosed garden.





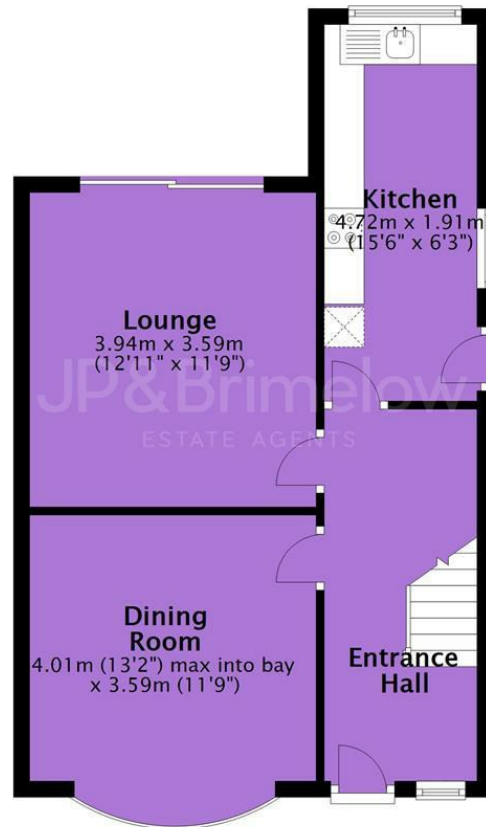
EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

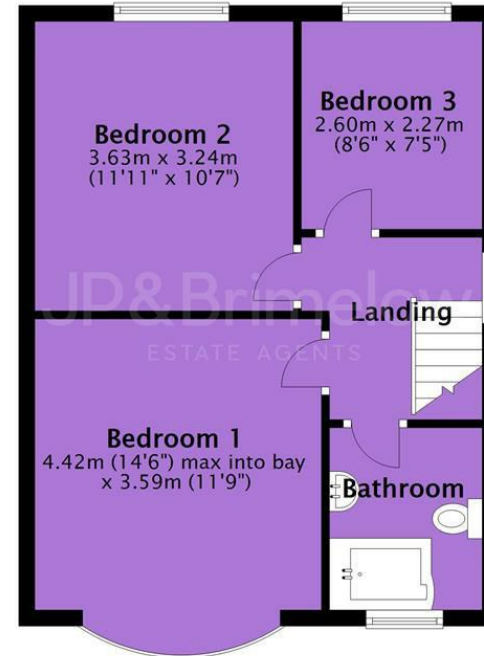


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



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