



**GASCOIGNE  
HALMAN**

Parsonage Road, Withington  
**£825,000.00**

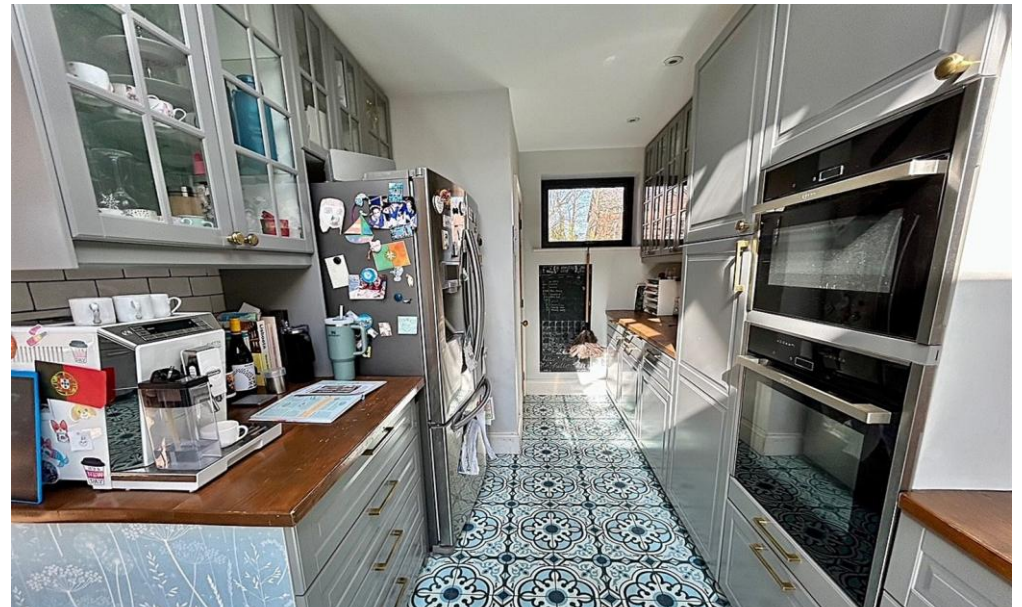
THE AREA'S LEADING ESTATE AGENCY



A magnificent bay fronted Victorian period four double bedroom semi detached property which has been tastefully enhanced and extended by the current owners to offer stunning and light and airy accommodation over three floors. Measuring a highly impressive 3167 SQ FT which includes the cellars, the property benefits from a wealth of original features such as original floorboards, Victorian fireplaces and stained glass windows. Located within striking distance to both Withington and West Didsbury villages as well as excellent transport links. Off road parking to the front of the property and a generous rear private landscaped Southerly facing garden with potential to convert the cellars (STPP). The property was featured in 25 Beautiful Homes Magazine and must be viewed to appreciate the accommodation on offer.

## Property details

- A Magnificent Victorian Period Semi Detached Property
- Tastefully Extended by the Current Owners with Original Features with a Modern Twist
- Measuring a Highly Impressive 3167 SQ FT Over Four Floors
- Bay Fronted Living Room, Stunning Open Plan Family Dining Kitchen
- Four Large Double Bedrooms and Two Contemporary Bathroom Suites
- Useful Cellars Which Could be Converted (STPP)
- Off Road Parking for Multiple Vehicles and a Generous Rear Southerly Facing Garden
- Located Close to Both Withington and West Didsbury Villages as well as Excellent Transport Links



## About this property

Internally the property comprises of a storm porch which leads to a welcoming entrance hallway, a beautifully proportioned bay fronted living room with classic detailing and an impressive extended rear family/dining kitchen area that provides the perfect space for entertaining or everyday family life. The kitchen boasts an array of Neff integrated appliances. The extension creates a seamless connection to the garden allowing for plenty of natural light throughout with stunning bi-folding doors and an attractive sky light. A further study, W/C and office completes the ground floor accommodation.

To the split level first floor there are three excellent double bedrooms. The principal bedroom boasts a bay fronted window, original Victorian floorboards and is an impressive 18.3 ft in length. Bedroom two also offers a bay fronted window and delightful views over the rear garden. A refitted contemporary three-piece bathroom suite serves all three bedrooms.

To the second floor there is a further spacious double bedroom and a four-piece charming bathroom suite completes the second floor.

To the lower ground floor there is access to a number of cellar chambers which are currently being used for storage. The cellar could be converted to provide further living accommodation (STPP).

Externally to the front there is off road parking for multiple vehicles. Access to the garden is provided by a secure gate. The rear Southerly facing generous garden offers a raised decking and patio area complete with an outdoor kitchen and large lawned area.

Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre is located on along Wilmslow Road, offers more than adequate shopping facilities for everyday requirements. Mauldeth Road railway station nearby, provides commuter services to Manchester City centre and Manchester International Airport. Withington is ideally situated for ease of access to both University and hospital complexes at The Christie and Manchester Royal Infirmary. Schools and recreational facilities in the area are good.







# GASCOIGNE HALMAN









## DIRECTIONS

M20 4WQ

## COUNCIL TAX BAND

F

## TENURE

Freehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

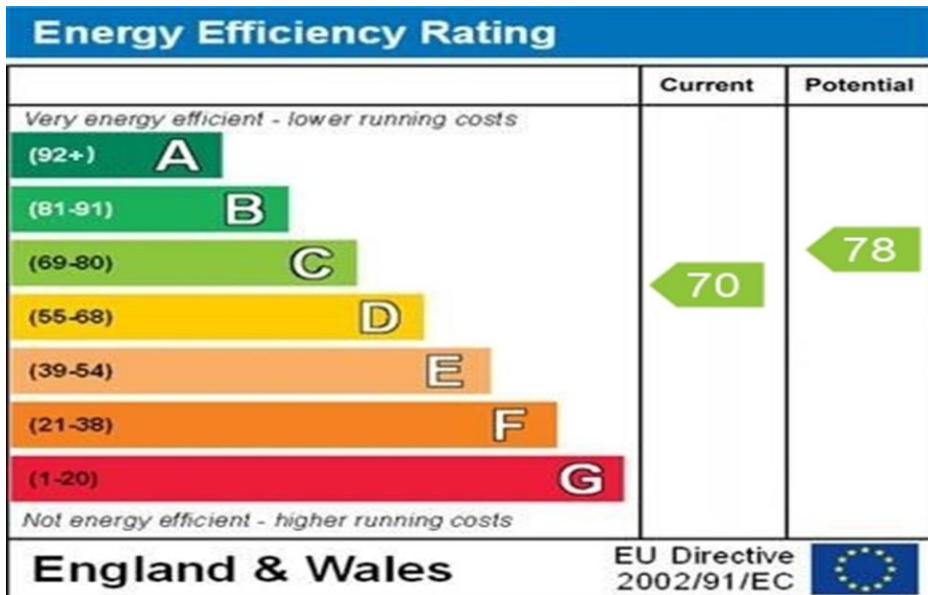
## LOCAL AUTHORITY

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 cabinet

## 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 : 3167 sq.ft. (294.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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