



*jordan fishwick*

**DIDSBURY**  
Parrs Wood Road



## Parrs Wood Road, Didsbury, M20 5GQ

Offers Over £525,000



### The Property

A SIGNIFICANTLY EXTENDED, FOUR BEDROOM, DETACHED FAMILY HOME OFFERING FANTASTIC POTENTIAL, WITH A SOUTH EASTERLY FACING GARDEN AND A CONVENIENT LOCATION, FORMING PART OF A POPULAR RESIDENTIAL ROAD WITH EASY ACCESS TO DIDSBURY VILLAGE AND FLETCHER MOSS PARK. 1307 sq ft. The living space benefits from uPVC double glazed windows and gas central heating, although would now benefit from an element of modernisation. In outline :- Entrance porch, entrance hall, a spacious extended living room to the rear extending over 17ft, separate dining room, fitted kitchen and a small utility with shower room off. The first floor landing gives way to the four bedrooms and bathroom. The property is set behind a tall hedge with lawned area and double wrought iron gates opening to the side driveway. The rear garden can be access by either a side pathway or the attached garage, with up & over doors at either end. The rear garden is of a good sized, being laid mainly to lawn with a paved seating area and mature hedges. **\*\*NO ONWARD CHAIN\*\***

### Directions

M20 5GQ



- Detached family home
- Significantly extended
- Fantastic potential
- Four bedrooms
- Living room over 17ft
- Separate dining room
- uPVC double glazing
- Generous gardens & attached garage
- No onward chain

Postcode - M20 5GQ

EPC Rating - D

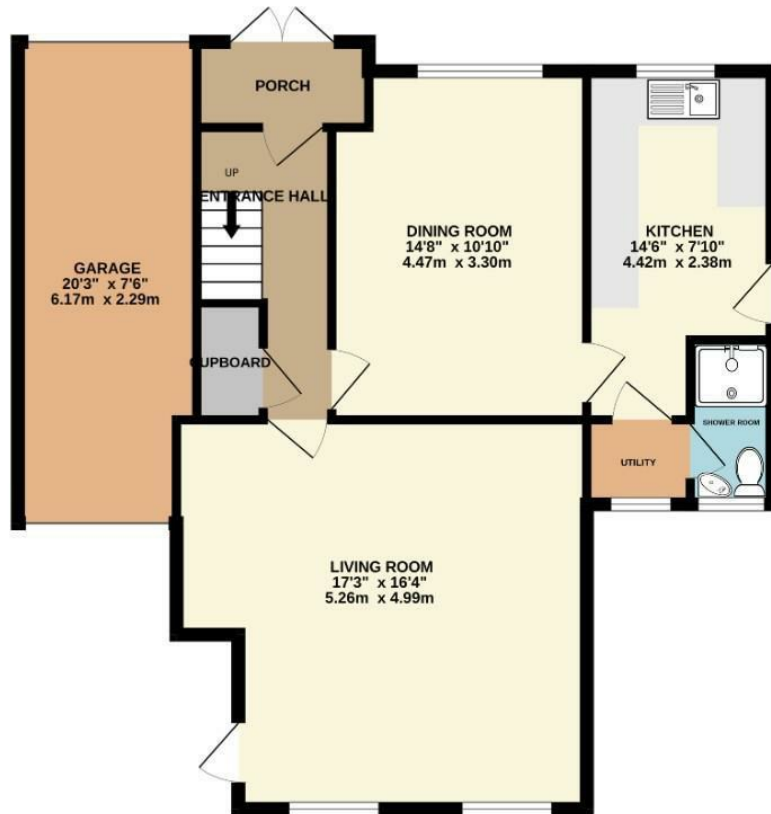
Floor Area - 1307.00 sq ft

Local Authority - Manchester City Council

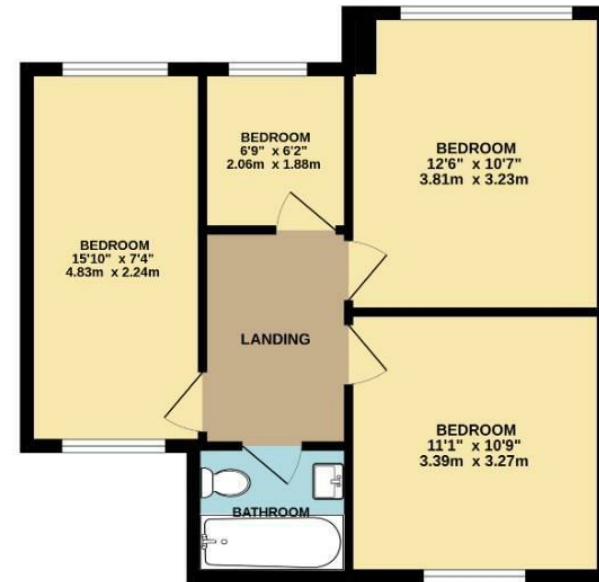
Council Tax - F



GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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