



*jordan fishwick*

**DIDSBURY**  
Parrs Wood Road

# Parrs Wood Road, Didsbury, M20 5QG

£605,000

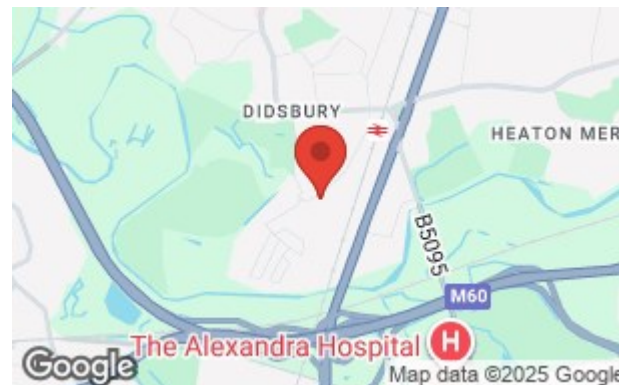


## The Property

A SIGNIFICANTLY EXTENDED, FOUR BEDROOM, SEMI 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. 1617 sq ft. To the ground floor: Entrance hall, lounge, open plan living/dining/kitchen fitted with gloss white fronted cupboards, underfloor heating, electric sky lights, utility room and wc/shower room. The first floor landing gives way to the three bedrooms all with fitted wardrobes, bathroom fitted with white suite and separate wc. To the second floor: further double bedroom with fitted wardrobes and eves storage. Outside to the front garden there is off road parking, whilst to the rear there is a large enclosed low maintenance garden with artificial Grass with a paved seating area and mature hedges. **\*\*NO ONWARD CHAIN\*\***

## Directions

M20 5QG



- A extended 4 bed semi detached property
- Accommodation over three floors
- Wrap round extension to the ground floor
- Large garden to rear
- Downstairs wc/shower room
- No chain
- Open plan living/kitchen area

**Postcode** - M20 5QG

**EPC Rating** - C

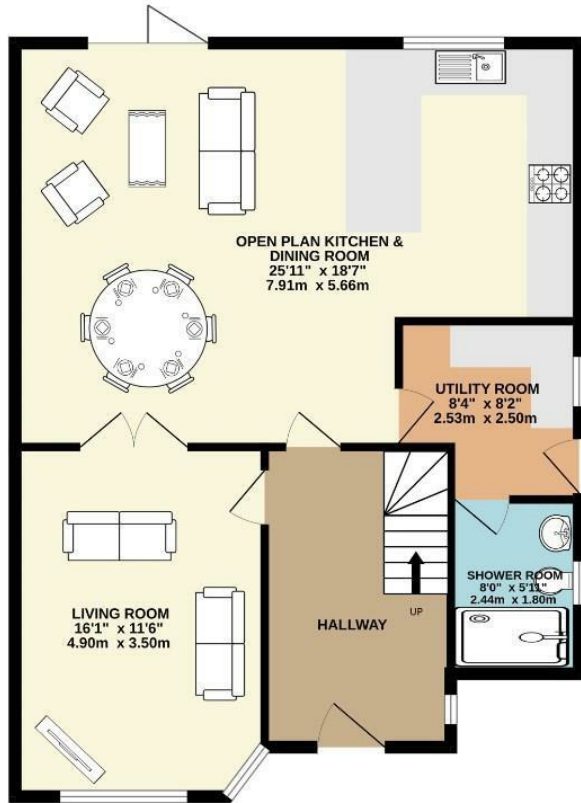
**Floor Area** - 1617.00 sq ft

**Local Authority** - Manchester City Council

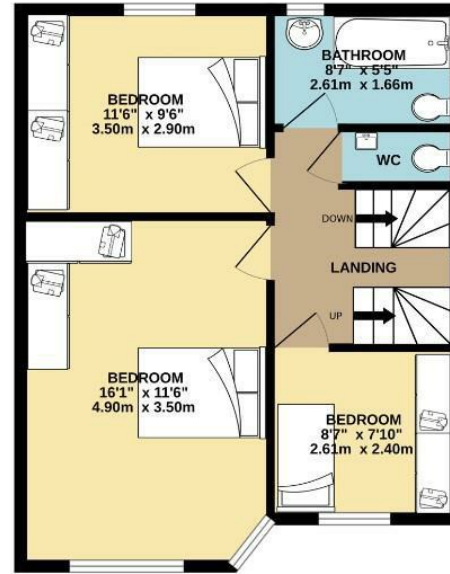
**Council Tax** - C



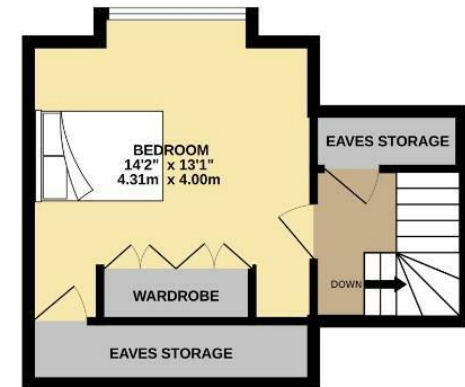
GROUND FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.8 sq.m.) approx.



2ND FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 1617 sq.ft. (150.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

757-759 Wilmslow Road, Didsbury Village, Manchester

0161 445 4480

didsbury@jordanfishwick.co.uk  
www.jordanfishwick.co.uk