



*jordan fishwick*

**DIDSBURY**  
Parrs Wood Road

# Parrs Wood Road, Didsbury, M20 5QG

£605,000

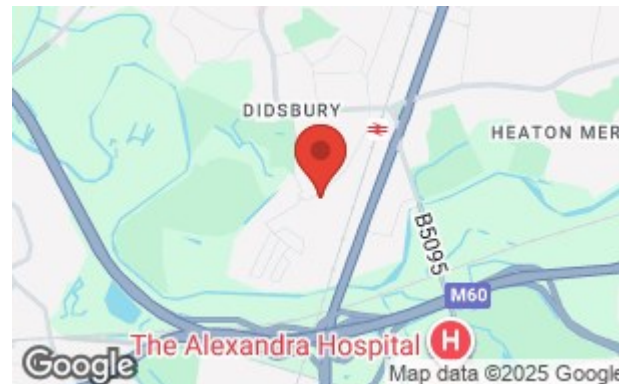


## The Property

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

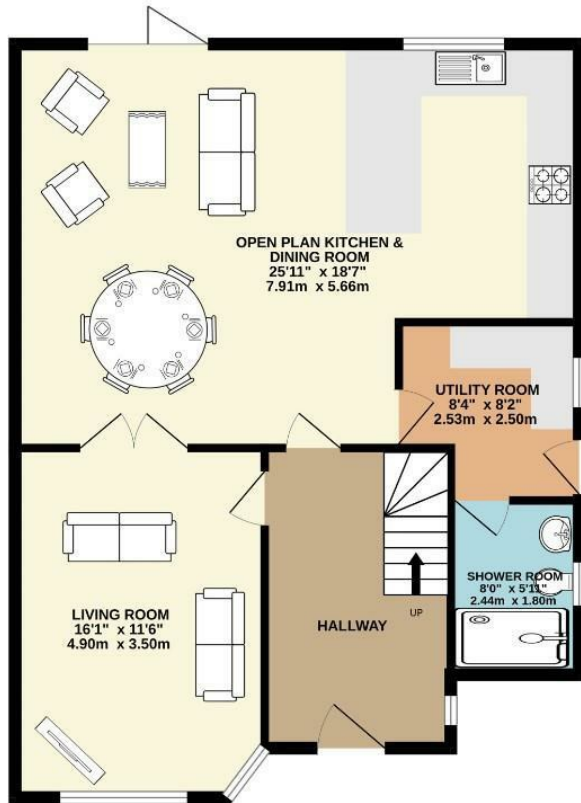
**Floor Area** - 1617.00 sq ft

**Local Authority** - Manchester City Council

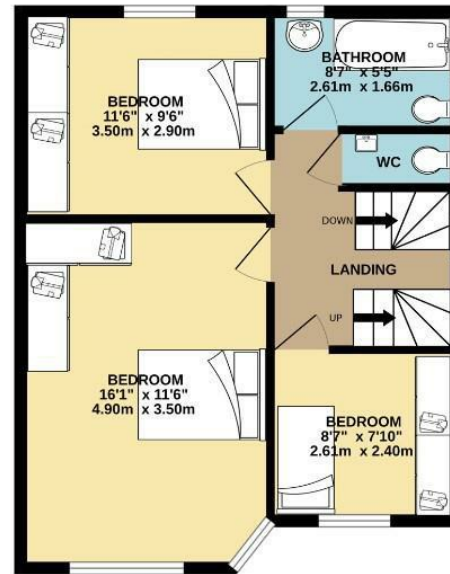
**Council Tax** - C



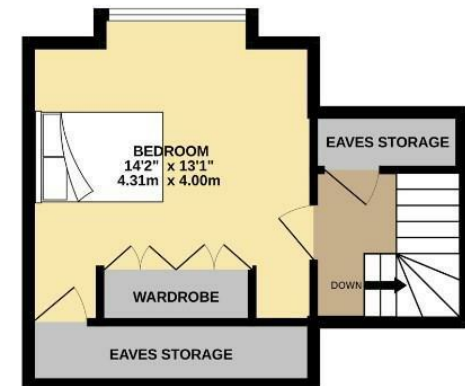
GROUND FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



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

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