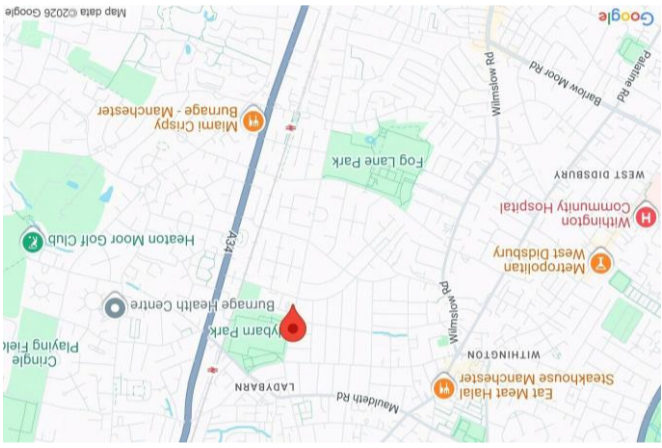


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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PJK

Score	Energy rating	Potential
1-20	G	
21-38	F	
39-54	E	
55-68	D	
69-80	C	72 C
81-91	B	86 B
92+	A	



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. Dimensions or measurements shown are for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with AutoCAD 2025

TOTAL FLOOR AREA : 1227sq.ft. (114.0 sq.m.) approx.

GROUND FLOOR
 416 sq.ft. (38.7 sq.m.) approx.
 KITCHEN 9'9" x 7'5"
 DINING ROOM 9'9" x 7'5"
 LIVING ROOM 4'8m x 3'46m
 BATHROOM 6'2" x 6'1"
 ENSUITE 8'7" x 6'4"

1ST FLOOR
 372 sq.ft. (34.5 sq.m.) approx.
 BEDROOM 9'5" x 7'10"
 BEDROOM 7'10" x 6'0"
 BEDROOM 2'87m x 2'40m
 BEDROOM 3'07m x 2'73m

2ND FLOOR
 435 sq.ft. (40.4 sq.m.) approx.
 BEDROOM 7'3m x 5'93m
 ENSUITE 8'7" x 6'4"



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OFFERS OVER £325,000

A SUPERB, CONTEMPORARY FOUR BEDROOM MODERN TERRACE home with BRIGHT AND SPACIOUS accommodation throughout and SECURE GATED OFF-STREET PARKING, located within striking distance to Withington & West Didsbury villages with their variety of independent shops, bars and restaurants, as well as being close to many highly regarded schools. Offered for sale with NO ONWARD CHAIN. 1227 Sq.Ft

The accommodation is set over three floors and consists of a hallway with WC and stairs rising to the upper floors. There is a bright and spacious living room with feature display fireplace. To the rear is the dining room, bathed in natural light from the double doors opening out to the garden. An opening leads through to the kitchen, fitted with a selection of contemporary units with space for appliances – the perfect space for entertaining.

The first floor reveals two double bedrooms and a further single bedroom, ideal for use as a nursery/office served by the modern family bathroom. Stairs from the landing rise to the second floor, occupied by the generously proportioned principal bedroom bathed in natural light from the two dual aspect windows and having well-appointed en-suite shower room.

The property is approached via an area of garden frontage. To the rear is the enclosed private garden, mainly laid to lawn with a flagstone patio providing the perfect spot for outdoor dining in the warmer months. Accessed via Whimberry Way is the secure gated parking with the property benefitting from an allocated space, directly outside.

Leasehold/ 999 years from January 2001
Ground Rent/ Peppercorn
Service Charge/ £544.28 per annum /£136.07 per quarter
Council Tax Band: E
Approx. 1227 Sq.Ft

*"A Superb Contemporary
Modern Terrace"*

