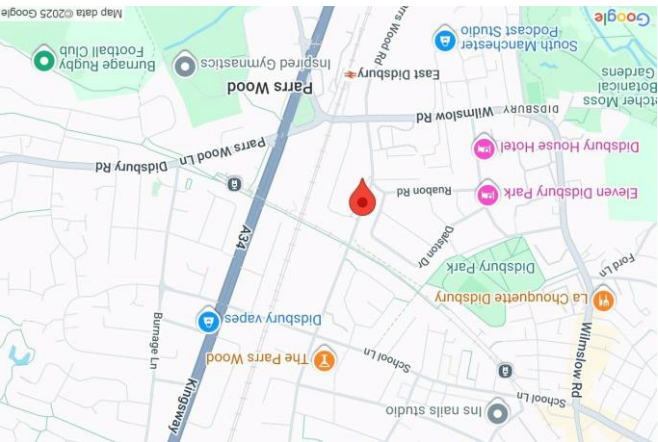
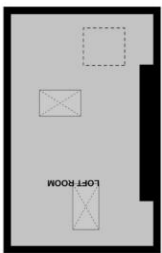
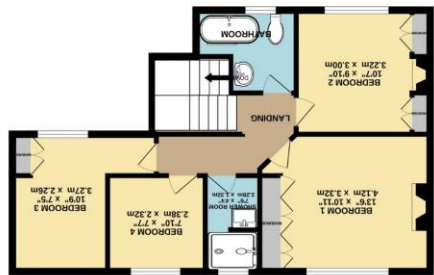


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no guarantee is given. This plan is for illustrative 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 is given as to their operability or efficiency.

Made with Metropia 5/2025



679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

0161 448 1234 | didsbury@philipjames.co.uk

www.philipjames.co.uk

PHILIP JAMES KENNEDY

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



PHILIP JAMES
KENNEDY

59 PARRS WOOD AVENUE
DIDSBURY, M20 5NB



ASKING PRICE £775,000

A TRULY IMPRESSIVE traditional Semi-Detached family home which has been EXTENDED and REMODELLED creating a TRULY BESPOKE home with STYLISH PRESENTATION and LUXURY FINISHES throughout. Occupying a WONDERFUL 118FT SOUTH EASTERLY FACING GARDEN PLOT, the property is ideally located on a quiet cul-de-sac just a short walk to Didsbury Village, offering an array of independent shops, bars and restaurants as well as being close to many reputable schools.

Extending to a commanding 1856 sq. ft, this stunning property consists of a welcoming entrance hall with WC and stairs to the first floor. Opening from the left of the hallway is a beautiful bay fronted sitting room. To the rear of the property is the elegantly proportioned extended living room bathed in natural light from the dual roof lights and trifold doors out to the sun terrace. Running alongside is the spectacular open-plan living kitchen fitted with a range of sleek contemporary units and breakfast bar, all complemented by white granite effect tops. The room is generously proportioned which creates a perfect space for entertaining and day-to-day family living, with folding doors opening directly onto the attractive South Easterly facing gardens. A door from the kitchen opens into the utility room. Further to the ground floor is the new fully integrated home office, with direct WIFI installed/ hardwired for superb connection.

The turning staircase rises from the hallway to the first floor, which reveals three double bedrooms and a generous single bedroom, all served by the beautifully appointed family bathroom with feature porthole window. The floor is further served by the modern shower room. Furthermore, a pull down ladder provides access from the front bedroom, up into the fully boarded and insulated loft room, with the potential to be further developed subject to relevant building regulations.

The property is approached via a block paved driveway providing parking for two vehicles and EV charging. To the rear is the magnificent South easterly facing landscaped garden. There is a large porcelain patio area with an expanse of lawn beyond all fringed by newly installed fencing and borders – the perfect space for outdoor entertaining in the warmer months.

Additionally, the property had a complete re-roof and new guttering in July 2025, and has had brand new double radiators added to; 2 bedrooms upstairs, snug rom downstairs, and radiator installed in home office.

Freehold
Council Tax Band: D
Approx. 1856 Sq.Ft

"A Spectacular Extended Family Home Occupying A Wonderful 118ft South Easterly Facing Garden Plot"

