

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.

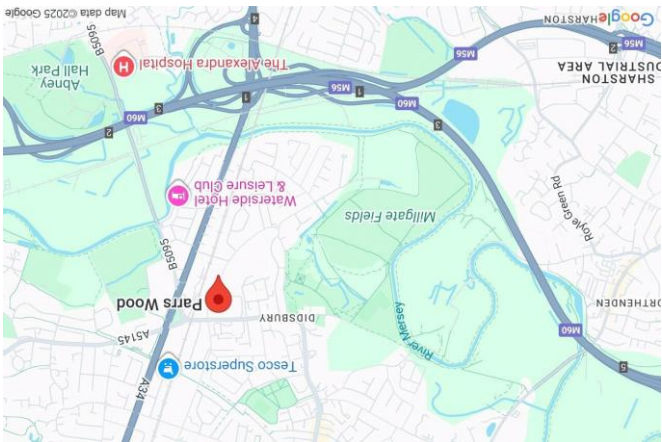
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropia 5/2025



GROUND FLOOR (99.5 sq.m.) approx.

1ST FLOOR (66.3 sq.m.) approx.

| 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             |         |           |
|       |               | 66 D    | 75 C      |



PHILIP JAMES  
KENNEDY

459 PARRS WOOD ROAD  
DIDSBURY, M20 5NE



# ASKING PRICE £850,000

An ATTRACTIVE CHALET STYLE DETACHED FAMILY HOME, with GENEROUSLY PROPORTIONED accommodation throughout, with a HOST OF PERIOD FEATURES occupying a SPECTACULAR 174FT GARDEN PLOT.

The wonderful property boasts four bedrooms and two bathrooms, occupying a preferred position on PARRS WOOD ROAD, within walking distance of Didsbury Village and close to many reputable schools.

The immaculately presented accommodation reveals an enclosed porch opening through to the welcoming entrance hallway with stairs rising to the first floor.

Opening from the hallway is the bright and spacious dining room with a lovely natural gas fireplace with slate surround and large bay window bathing the room in natural light. Sliding doors lead through to the elegantly proportioned living room, with feature beams and French doors leading out to the beautiful gardens. Running alongside the living room, is the kitchen; fitted with a selection of base and wall units with breakfast bar and ample room for furniture, creating the ideal space for informal dining. A door from the kitchen leads through to the pantry and internal access to the garage. Further to the ground floor is the WC and utility with a door out to the garden.

The first floor reveals a gallery landing with leaded window. There are three well-proportioned double bedrooms, with the third bedroom having access into the Jack and Jill shower room. There is a further generous single bedroom with alcove storage. The property is further served by the family bathroom with beautiful stained glass window. There is a separate WC.

The property is approached via a block paved driveway providing access to the garage. A gate to the side of the property leads through to the attractive private gardens which are not overlooked - mainly laid to lawn and fringed by mature trees and shrubs. There is a patio area providing the perfect space for entertaining in the warmer months.

There is also further potential to extend, subject to relevant planning permissions.

Freehold  
Approx. 1999 Sq.Ft  
Council Tax Band: F

*"Attractive Chalet Style  
Detached Family Home"*

