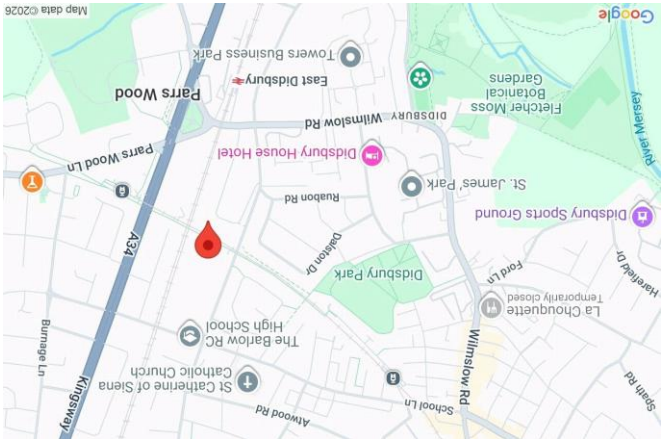


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan 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.

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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		
		58 D	
			81 B

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PHILIP JAMES
KENNEDY

42 PARRS WOOD AVENUE
DIDSBURY, M20 5NB



ASKING PRICE £625,000

A SEMI-DETACHED family home, offering BRIGHT and WELL-PROPORTIONED accommodation throughout. Occupying a WONDERFUL 161 Ft 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. Approx. 1,010 Sq.Ft

The accommodation begins with a welcoming entrance hall leading into a bright and spacious living room, where a large picture window floods the space with natural light and enjoys attractive views over the front garden.

To the rear, a generous further reception room provides ample space for both lounge and dining furniture – creating the perfect space for every day family life.

The adjoining kitchen is fitted with a comprehensive range of contemporary base and wall units and offers direct access to the paved patio and superb rear garden.

A turning staircase rises to the first floor, revealing three well-proportioned double bedrooms, each offering ample space for freestanding or fitted furniture.

The accommodation is completed by a stylish contemporary bathroom with a separate WC.

Externally, the property is approached via a block paved driveway running alongside side the lawned garden frontage. A gated side entrance leads to the outstanding rear garden, extending to approximately 161ft and beautifully landscaped with an expansive lawn, paved seating areas and mature trees and shrubs, creating a private and secluded outdoor space ideal for families and entertaining.

Freehold
Approx. 1,010 Sq.Ft
Council Tax Band: D

*"A Semi-Detached Home
With Spectacular Garden
Plot"*

