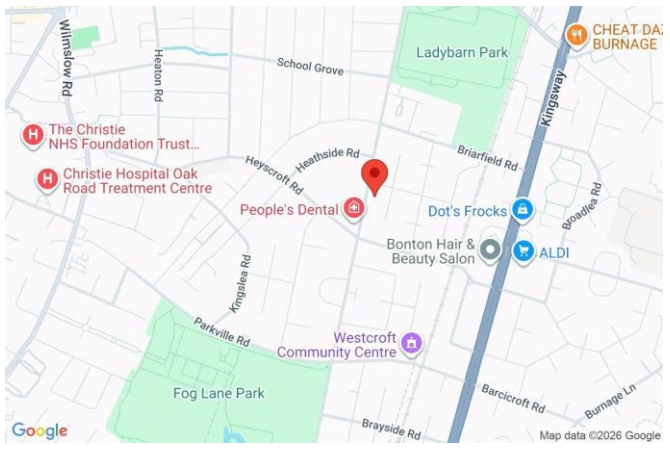
PHILIP JAMES
KENNEDY

129 PARRS WOOD ROAD

WITHINGTON, M20 4RS







TOTAL FLOOR AREA : 1083 sq.ft. (100.6 sq.m.) approx.

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, 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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PJK

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ASKING PRICE £350,000

A THREE-BEDROOM SEMI-DETACHED home with BRIGHT AND SPACIOUS accommodation throughout and SOUTHERLY FACING GARDEN. Ideally positioned on a GENEROUS 124 ft CORNER PLOT, within striking distance to Withington & 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. Approx. 1,083 Sq.ft

The property consists of a spacious entrance hallway with stairs rising to the first floor.

To the front of the property is a bay-fronted dining room, which is bathed with natural light. The hallway continues to a further living room, which is the perfect space for everyday family life and also benefits from direct access to the south facing garden.

To the rear of the property is the kitchen, which is fitted with a selection of contemporary units and complemented with integrated appliances. The kitchen flows seamlessly through to the conservatory - a delightful space for informal dining and further access to the garden.

The ground floor also benefits from a well-appointed utility room and a modern shower room.

Stairs from the hallway rise to the first floor; occupied by two generously proportioned double bedrooms and a single bedroom, all served by a contemporary three-piece bathroom and a separate WC.

The property is approached via a long driveway, running alongside a generous area of garden frontage. To the rear is the enclosed private garden, mainly laid to lawn with a border of mature trees and shrubs. The garden also offers a flagstone patio, to enjoy in the warmer months.

Freehold
Council Tax Band: A
Approx. 1,083 Sq.Ft

"A Well-Proportioned Family Home with Generous South Facing Garden"









