

# JULIAN WADDEN



33 Parris Wood Avenue  
East Didsbury



Guide price £425,000  
Square Footage: 1457  
Council Tax Band: D  
Tenure: Leasehold  
Service Charge: N/A  
Sat Nav Directions: M20 5WB

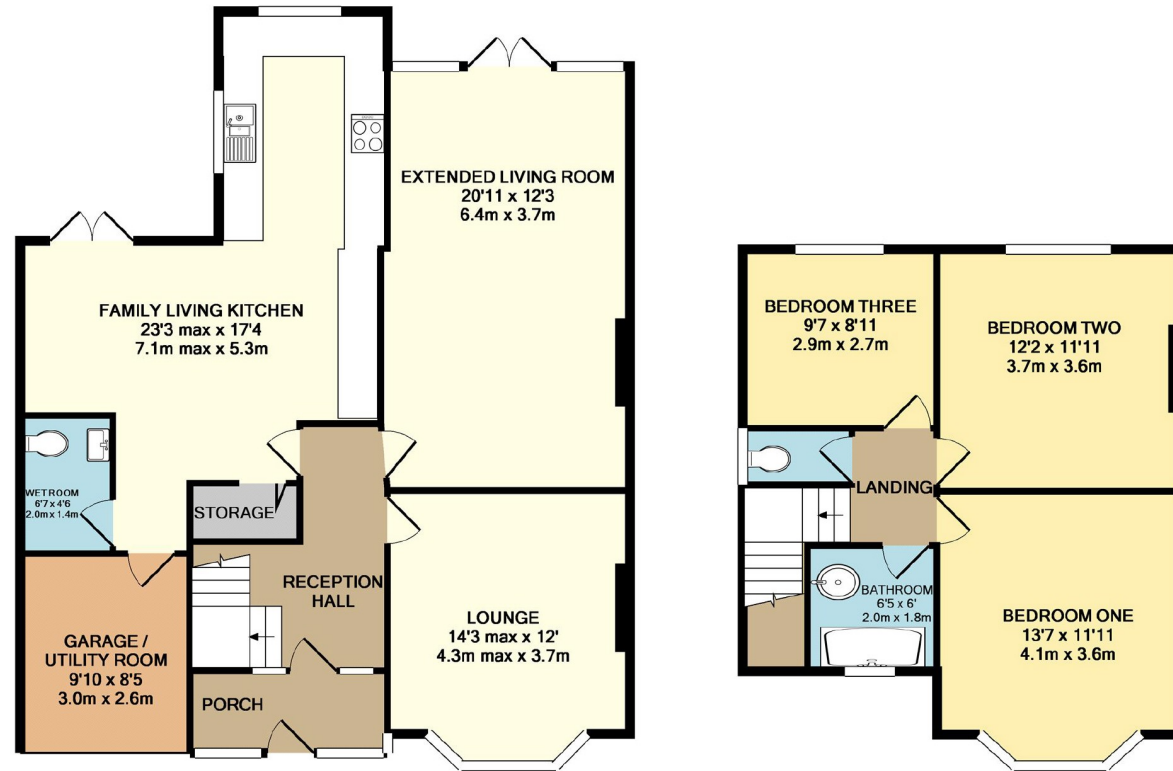
A particularly well presented and significantly extended family home in this quiet Didsbury location in easy reach of Didsbury village, excellent transport links and a short walk to East Didsbury station.

The property is in 'move in' condition and has been cleverly extended to provide immaculate accommodation bound to appeal to the family market. It's made up of an entrance porch, large hallway, bay fronted sitting room, extended lounge with french doors to the rear garden, extended kitchen diner boasting a contemporary fitted kitchen with granite work tops and a full range of integrated appliances and ample space for a dining table and french doors leading to the rear garden. There is the added bonus of a downstairs wet room shower room/ WC and access to a storage garage which has plumbing for a washer and dryer and houses a recently installed combi boiler.

On the first floor the landing leads to the bay fronted master bedroom with a full range of fitted wardrobes and matching dressing table, the second and third bedrooms are both good sizes and over look the lovely rear garden whilst there is a stunning bathroom with marble tiled floor and stone wash stand basin and a separate WC.

Externally the property has a block paved driveway giving ample off road parking at the front, whilst the rear garden is a great size with patio and decked areas and surrounded by mature, well stocked borders.





GROUND FLOOR  
APPROX. FLOOR  
AREA 956 SQ.FT.  
(88.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 500 SQ.FT.  
(46.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1457 SQ.FT. (135.3 SQ.M.)  
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Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.