

JULIAN WADDEN



488 Parris Wood Road
Didsbury



Guide price £310,000
Square Footage: 1151
Council Tax Band: C
Tenure: Freehold
Service Charge:N/A
Sat Nav Directions: M20 5QQ

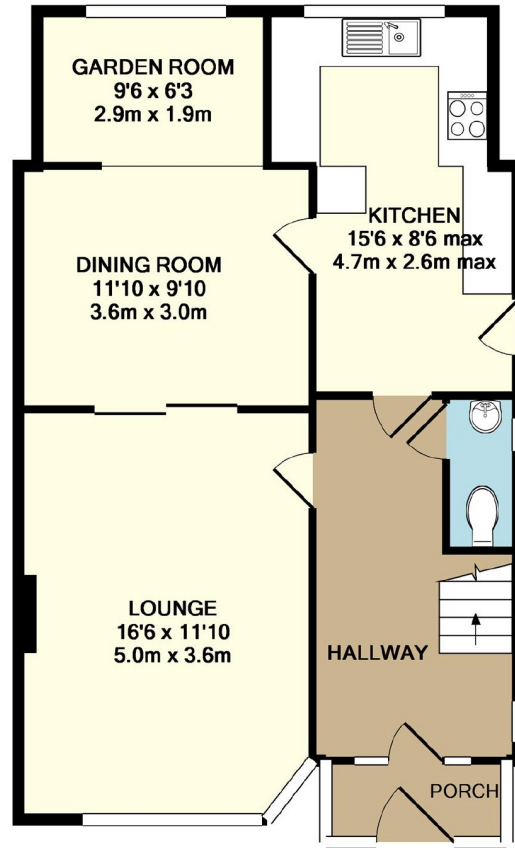
Boasting a very large rear garden which is bound to appeal to the family market and scope to further extend if desired is this attractive semi detached home in a very sought after Didsbury location. Having already been extended to the rear, it has well balanced accommodation with the scope to put your own stamp on and potential to convert the loft (subject to any necessary consents) if desired.

The accommodation comprises an entrance porch, spacious hallway with useful downstairs WC under the stairs, a large bay fronted lounge with sliding doors opening the the dining room which in turn opens to a 'garden room' extension which over looks the rear garden. The kitchen has also been extended and also overlooks the garden and has a side door leading to the covered car port.

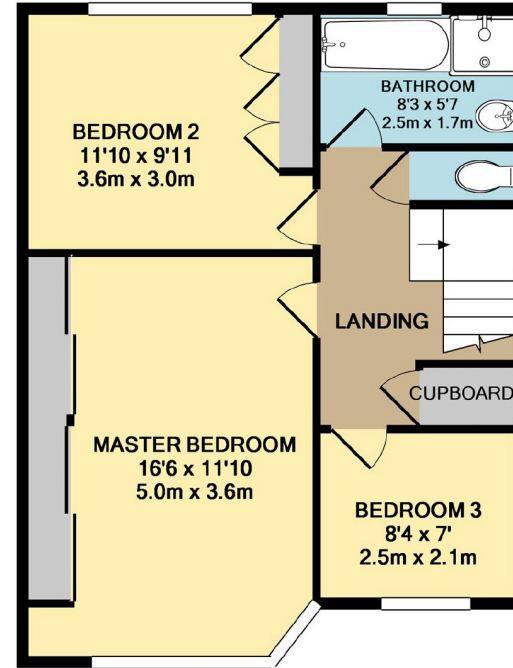
On the first floor the landing provides hatch access to the part boarded loft and leads to 3 generous bedrooms, the master having extensive fitted wardrobes with sliding doors and pull out rails, the bathroom and separate WC.

Externally there is a generous frontage with the house being well set back from the road, an attractive garden area along side the driveway which provides ample off road parking and gated access down the side to the covered car port and detached garage beyond which has just had a new roof. The rear garden is an absolute gem, with several lawned sections, 2 ponds, lovely well stocked beds and is bound to appeal to gardening enthusiasts.





GROUND FLOOR
APPROX. FLOOR
AREA 644 SQ.FT.
(59.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 507 SQ.FT.
(47.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1151 SQ.FT. (106.9 SQ.M.)
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