



258 Parrs Wood Road, Didsbury  
Manchester

£600,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 258 Parrs Wood Road

Didsbury, Manchester

Council Tax band: D

Tenure: Freehold

- A Stunning and Well Appointed Semi Detached Property
- Measuring a Highly Impressive 1860 SQ FT Over Three Floors
- Two Large Reception Rooms and a Modern Open Plan Family/Dining Kitchen
- Four Good Sized Double Bedrooms and Two Stylish Bathrooms
- Off Road Parking, Garage and a Westerly Facing Garden
- Located Only Moments From Didsbury Village, Excellent Transport Links and Fog Lane Park

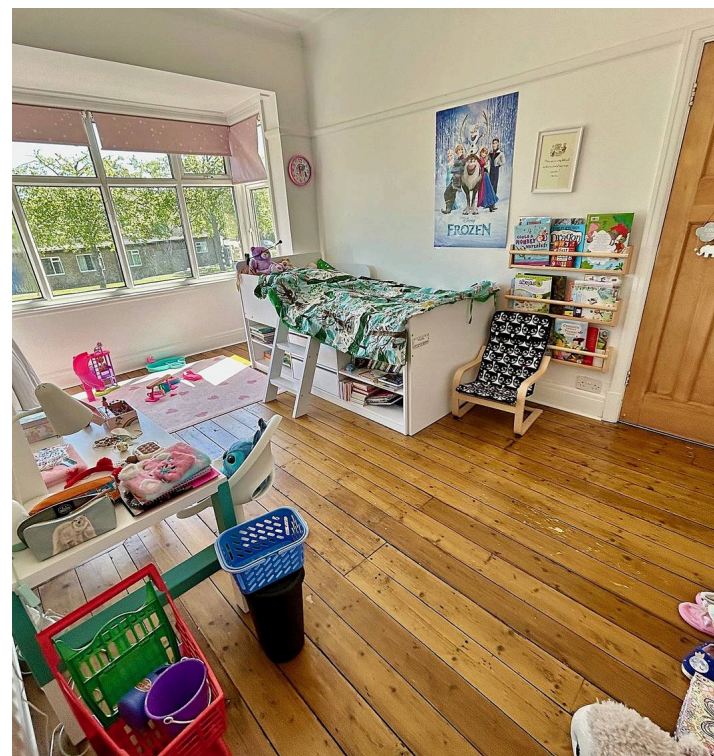
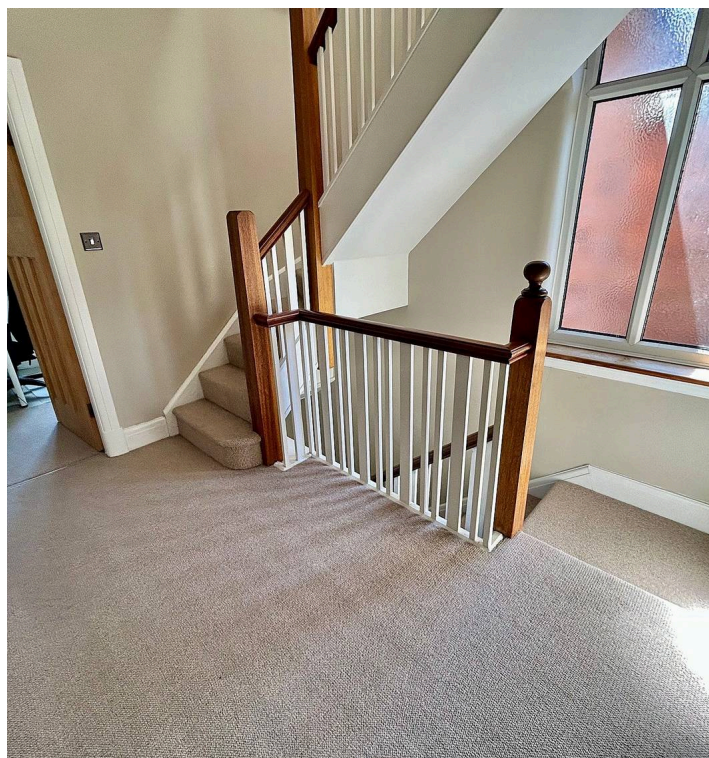


## 258 Parrs Wood Road

Didsbury, Manchester

This impressive four bedroom semi detached house offers an exceptional standard of accommodation across three thoughtfully arranged floors, providing approximately 1860 square feet of versatile living space. The inviting bay fronted exterior creates a striking first impression, while inside, the property boasts four generously proportioned double bedrooms. Located in a highly sought after residential area and only a short walk from Didsbury Village, excellent transport links and Fog Lane Park.

The ground floor features a spacious bay fronted family room that is filled with natural light. A separate living room to the rear of the property overlooks the rear garden. The well-appointed kitchen is complemented by modern fittings and ample storage, seamlessly connecting to a dining area for convenient every-day living and a further living area with attractive sky lights and French doors which lead to the garden. A useful utility room and downstairs W/C completes the ground floor.





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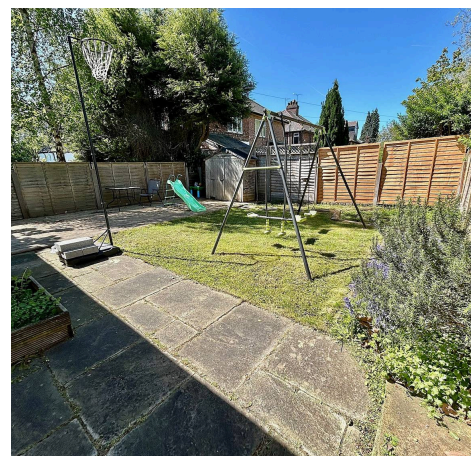
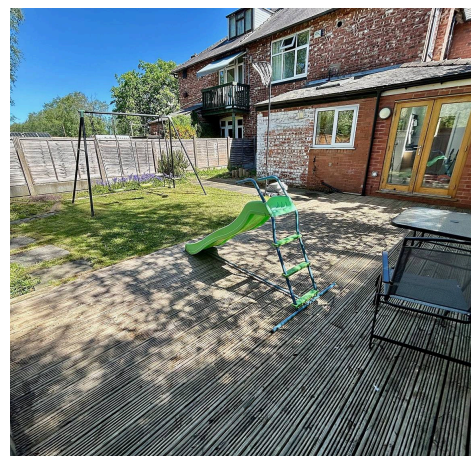
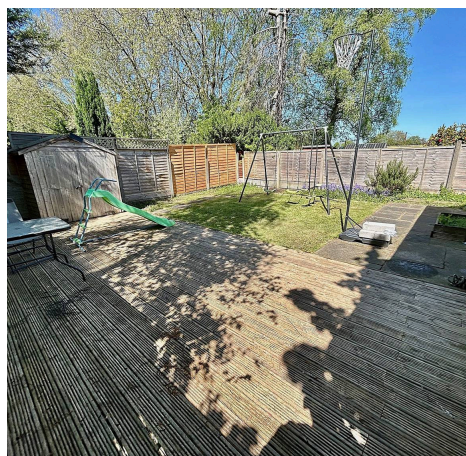
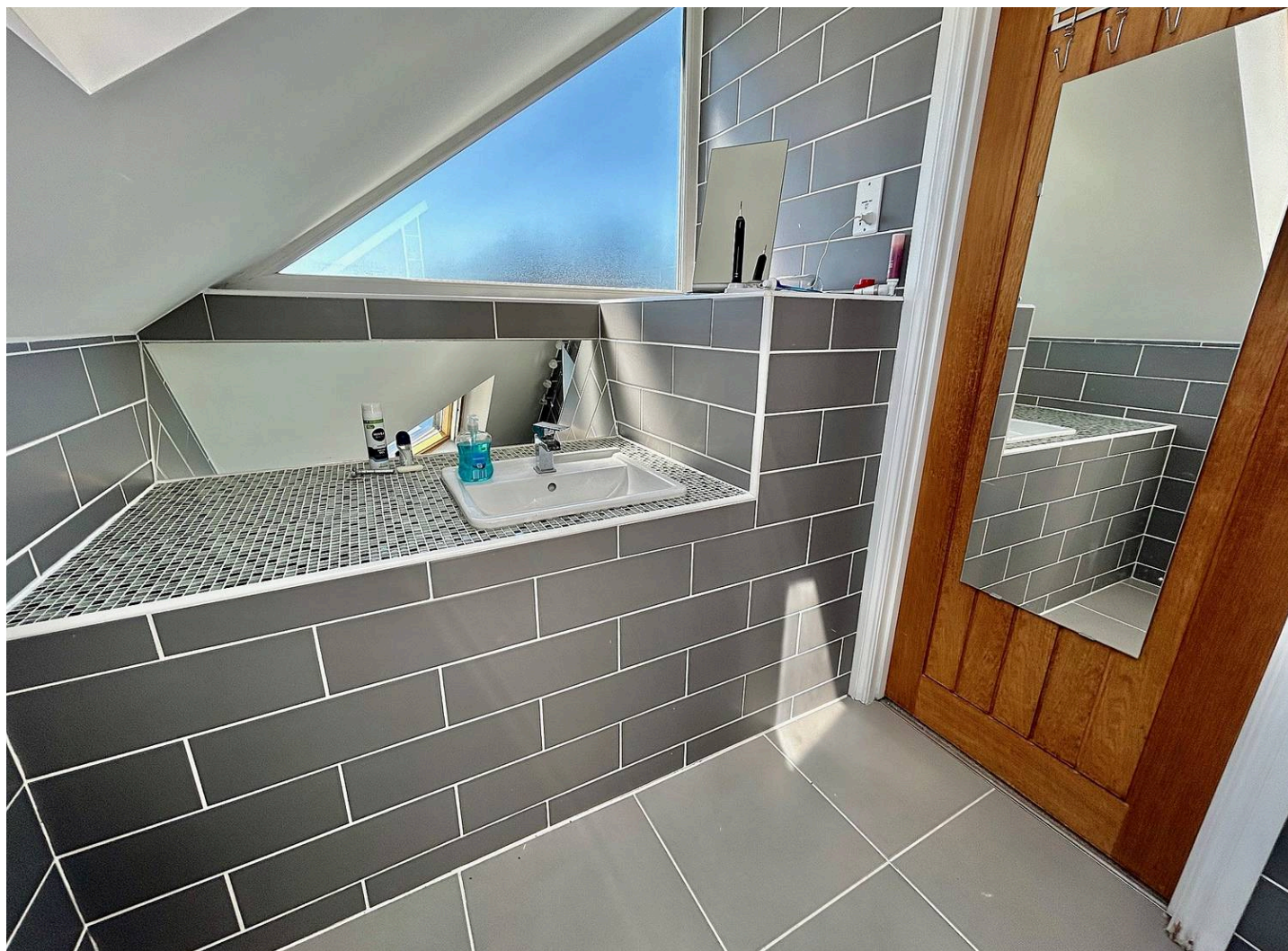
Didsbury, Manchester

To the first floor the property offers three good sized double bedrooms, bedroom four benefits from a walk in wardrobe whilst bedroom two boasts a bay fronted window. A contemporary four piece bathroom suite serves all three bedrooms.

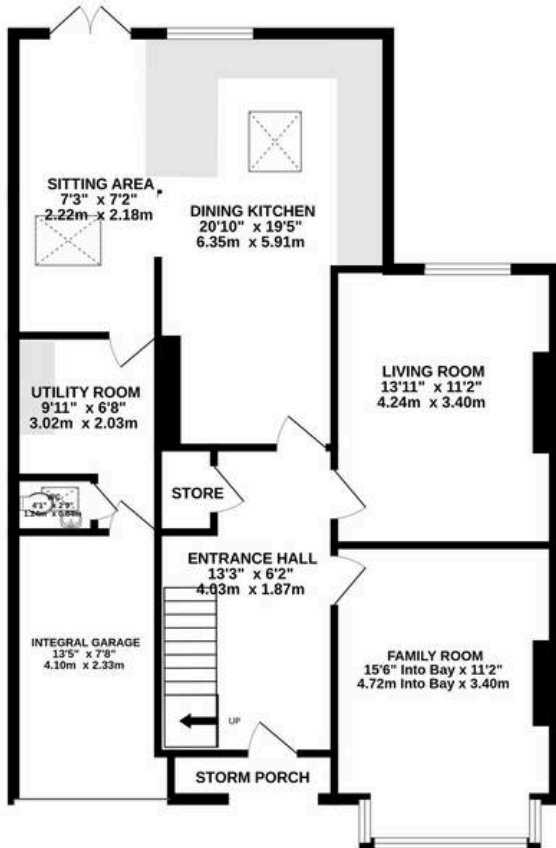
The second floor is occupied by the principal bedroom with charming exposed brickwork, four attractive sky lights which allow for an abundance of natural light and ample storage. A stylish shower room and dressing area service the primary bedroom.

To the rear, the property opens onto a beautifully maintained West facing garden, perfect for enjoying afternoon sun and al fresco dining. The garden provides a tranquil retreat, with mature planting and a lawned area. A decked patio area offers the perfect spot for outdoor seating. Off street parking is available to the front with a useful garage, providing convenience for multiple vehicles.

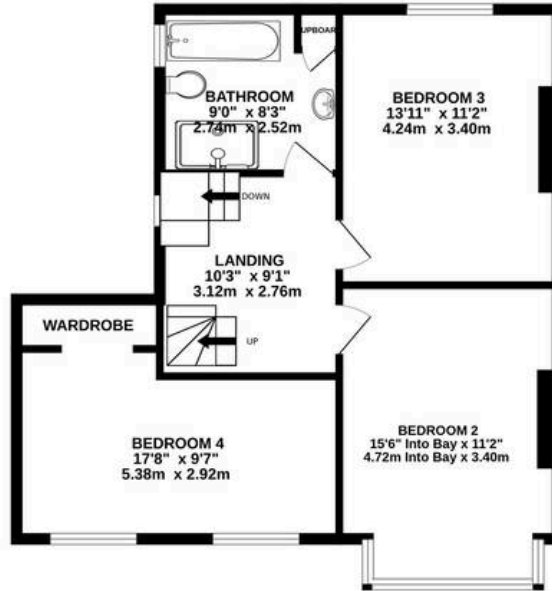
Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks. Local schooling is excellent. Didsbury has several primary schools including Beaver Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parrs Wood High School.



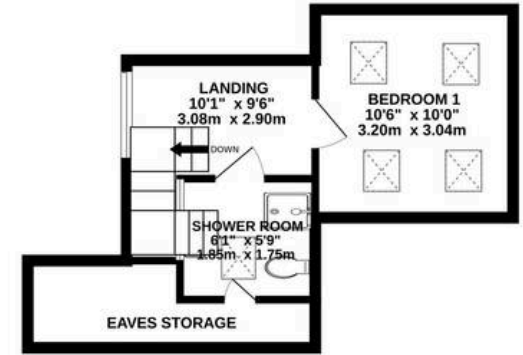
GROUND FLOOR  
960 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



2ND FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 1860 sq.ft. (172.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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