



132 Parrs Wood Road, Withington, Manchester, M20 4RQ

£199,950

- 3 Bedroom Semi Detached
- Extended Dining Kitchen
- Two Reception Rooms
- Gas Central Heating
- uPVC Double Glazing
- White Bathroom Suite
- Re-skimmed Plaster Walls
- Lawned Rear Garden
- Easy Access to Withington & Didsbury
- Excellent Transport Links

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**O'Connor
Bowden**

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PROPERTY DESCRIPTION:

Traditional bay fronted semi detached situated in an increasingly popular area offering good access to Didsbury and Withington Villages. The property offers 3 good size bedrooms and a family bathroom to the first floor and the extended ground floor accommodation comprises of : Entrance porch, entrance hall, two separate reception rooms and a dining kitchen. The property features gas central heating and uPVC double glazing and has benefitted from re-skimmed plaster walls providing a modern decorative finish. Externally there is a shared access driveway, a garden or hardstanding area to the front and a lawned garden at the rear which borders a field and is therefore not directly overlooked and provides a good degree of privacy.

The property is offered for sale with vacant possession on completion and no onward Vendor chain.

Entrance Porch

uPVC double glazed entrance door and surround. Door to entrance hall.

Entrance Hall

Stairs to first floor accommodation. Doors to lounge, dining room and dining kitchen. Laminate flooring. Under stairs storage cupboard housing central heating boiler.

Lounge 3.54m x 3.20m

uPVC double glazed bay window to front. Central heating radiator.

Dining Room 3.96m x 3.56m

Laminate flooring. uPVC double glazed window to rear. Central heating radiator.

Kitchen 4.73m x 2.30m (narrowing to 1.81m)

Fitted with a range of modern wall, drawer and base units, work surfaces and single drainer stainless steel sink unit with mixer tap. Built in stainless steel oven, electric hob and extractor canopy. Plumbing for automatic washing machine. Tiled splash back areas. Laminate flooring. uPVC double glazed window to side. uPVC double glazed window to rear. uPVC door to rear garden. Central heating radiator.

First Floor Landing

Doors to bedrooms and bathroom. uPVC double glazed window to side.

Bedroom One 3.59m x 3.73m

Built in storage cupboard to chimney breast recess. uPVC double glazed bay window to front. Central heating radiator.

Bedroom Two 3.57m x 3.07m

uPVC double glazed window to rear. Central heating radiator.

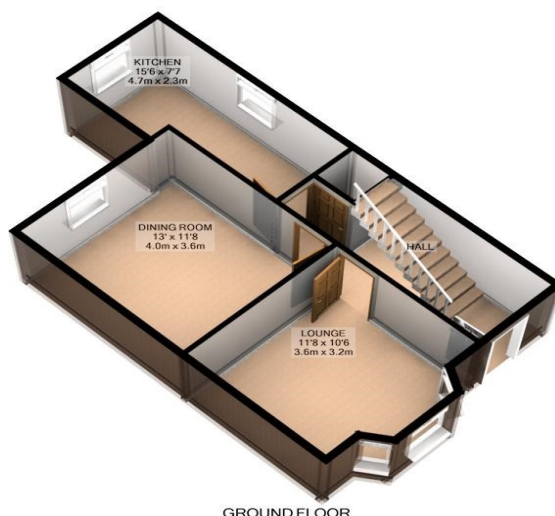
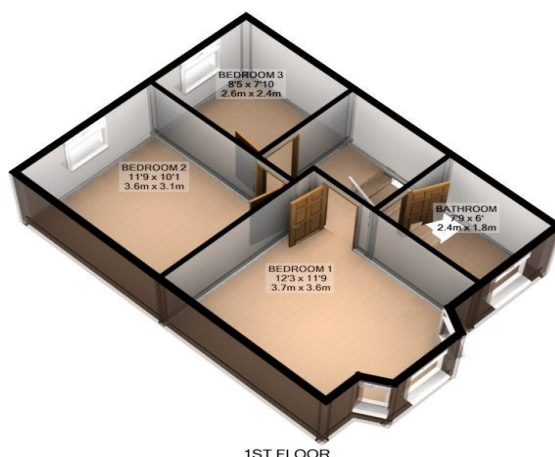
Bathroom 2.36m x 1.82m

Fitted with a modern white suite with chrome fittings comprising of: Panelled bath with electric shower over, pedestal wash hand basin with mixer tap and low level WC. Tiled splash back areas. Built in airing cupboard housing hot water tank. Towel rail radiator. uPVC double glazed window to front.

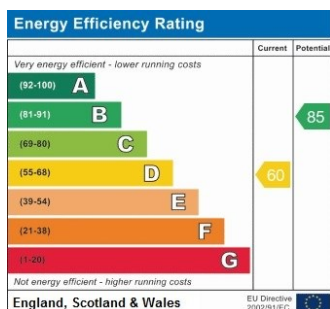
Exterior

Shared driveway to the side of the property. Front garden area with decorative gravel. Lawned rear garden with paved patio and fenced boundaries.

FLOOR PLANS



EPC



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2016

GALLERY:



ADDITIONAL SERVICES:

Mortgage Information

The Mortgage Advice Bureau works with O'Connor Bowden to provide independent mortgage advice its clients. Advice is totally independent and will be specifically tailored to your needs and circumstances which could be for your first home, moving home, Investing in property or remortgaging.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Mortgage Advice Bureau is a trading name of Truly Independent Mortgage Experts Limited which is an appointed representative of the following companies which are authorised and regulated by the Financial Conduct Authority for advising on and arranging the following: Mortgage Advice Bureau Limited for mortgages. Mortgage Advice Bureau (Derby) Limited for insurance. Truly Independent Mortgage Experts Limited. Registered Office: Horley Green House, Horley Green Road, Halifax HX3 6AS. Registered in England Number: 08124266

Letting & Management

If you have or you are considering purchasing a property for rental and investment, please contact Stephen Bowden or Tracey Bowden for specialist letting and management advice.

O'Connor Bowden provides asset and tenancy management services to hundreds of landlords together with a range of investor based support services including; valuations, appraisals, disposal, acquisition and performance improvement plans.

Investment Property

O'Connor Bowden has sourced 1,000s of residential investment properties in Manchester and Cheshire. We have a worldwide network of clients we help to successfully grow, develop and maintain their property investment portfolios. Clients range from individual buy-to-let landlords with one property to large corporate investment companies. We source and sell property to order; individual buy to let property; investment portfolios, new development and off-plan investment deals.

DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded

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1 & 2 Damaz Building, Sharp Street, Manchester, M4 5BZ
Lumiere Building, 38 City Road East, Southern Gateway, Manchester, M15 4QL
Skyline Central 2, 10-12 Rochdale Road, Northern Quarter, Manchester, M4 4JR



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