

JULIAN WADDEN



38 Parsonage Road
Withington
Guide price £215,000



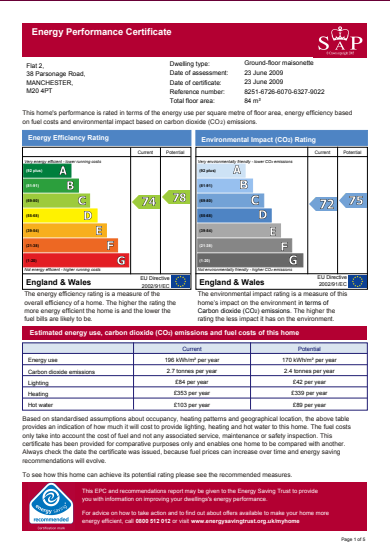
Square Footage: 923
Council Tax Band: C
Tenure: Leasehold
Service Charge:£50pcm
Sat Nav Directions: M20 4PT

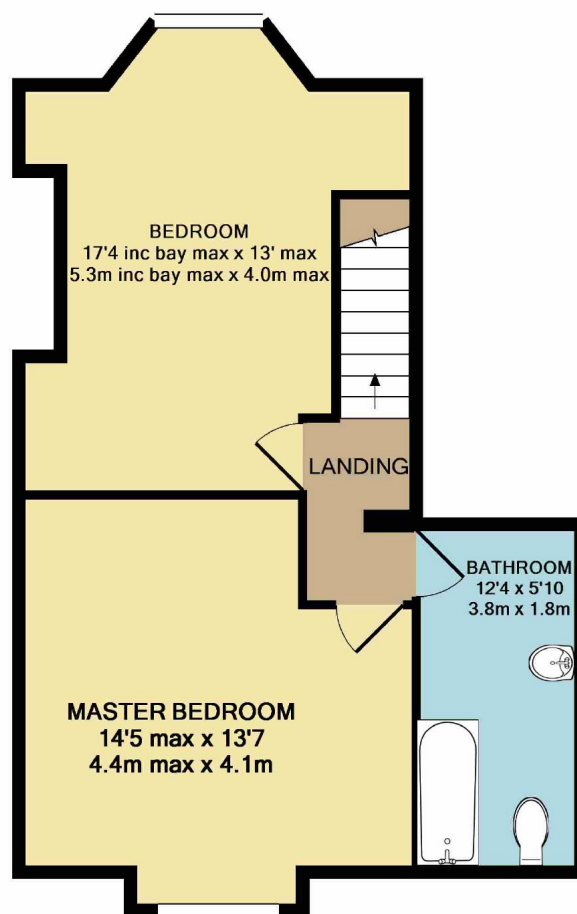
A recently refurbished and tastefully presented two double bedroom spacious duplex apartment, forming part of this impressive period conversion in a sought-after Withington location. Bound to appeal to first time buyers and young professionals this immaculate property boasts impressive proportions throughout, much improved specification and is positioned within easy reach of excellent local amenities and transport links.

Occupying the ground and lower ground floor the property comprises in brief; communal entrance hallway, private hallway with separate WC cloaks rooms, large living room with stunning feature fireplace, restored original flooring and bay window to the front. A recently installed contemporary kitchen diner styled with high gloss grey units, contrasting solid work surfaces and Neff integrated appliances, making for the ideal entertaining space. A large store cupboard provides ample storage space. The downstairs accommodation offers two excellent sized double bedrooms, both with windows to maximise natural daylight, whilst the master room also incorporates a dressing area. The main bathroom features a white three-piece suite.

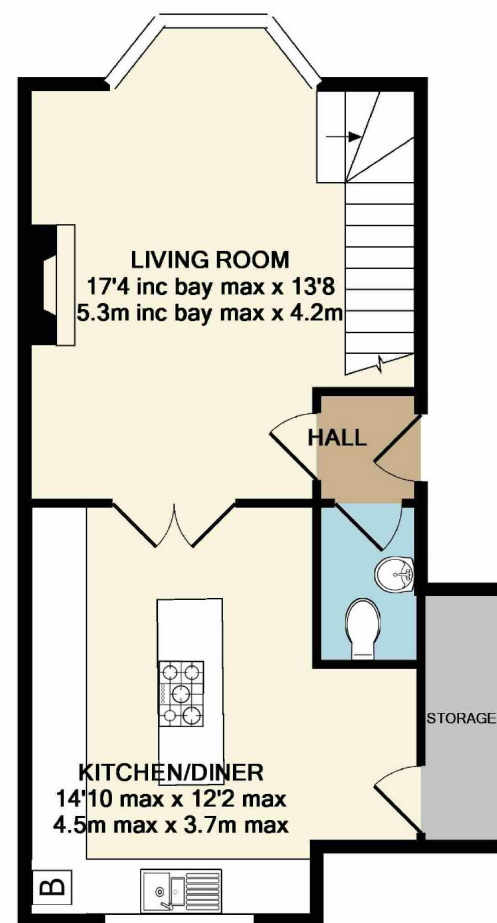
Externally this superb apartment benefits from communal gardens and plenty of off road parking at the rear of the property.

Viewing essential to fully appreciate this much improved and tastefully styled apartment, contact our Didsbury office to arrange.





LOWER GROUND FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 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.