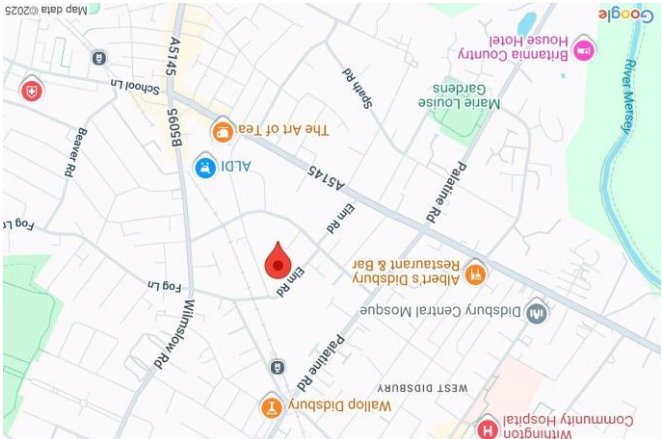
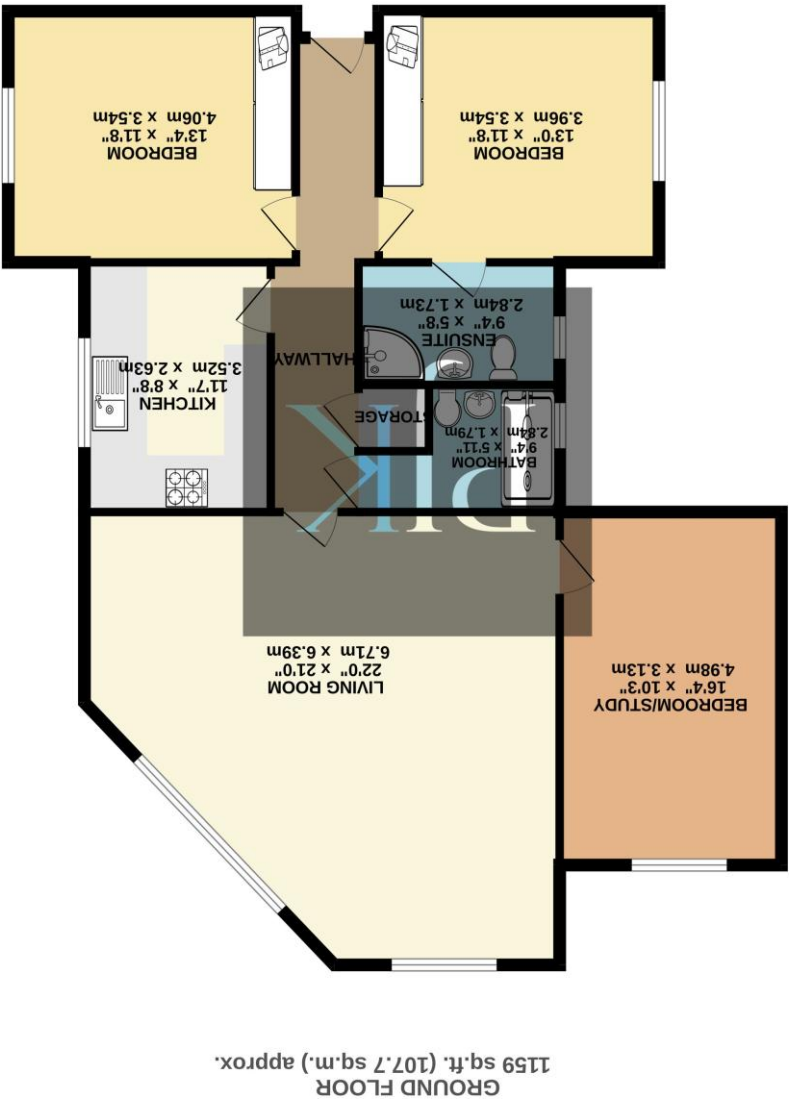


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.

Made with Mapbox 5/2025

TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.



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PHILIP JAMES
KENNEDY

13 ELMWOOD LODGE
17 PARKFIELD ROAD SOUTH, DIDSBURY, M20 6DB



ASKING PRICE £385,000

An EXCEPTIONALLY SPACIOUS three-bedroom apartment with GARAGE, situated on the GROUND FLOOR of this HIGHLY DESIRABLE development within the Blackburn Park Conservation Area. Ideally positioned just a short distance from both West Didsbury and Didsbury Village, offering a vibrant selection of shops, café bars, and convenient access to the Metrolink. Offered for sale with NO ONWARD CHAIN. Approx. 1,159 sq ft.

The accommodation comprises a welcoming entrance hallway with useful cloaks storage.

A spacious open plan living and dining room filled with natural light from two large picture windows with views over the beautifully landscaped shared gardens.

The separate kitchen is well-appointed with an extensive range of wall and base units, complemented by wooden tops.

There are two generously proportioned double bedrooms, both featuring bespoke fitted wardrobes, with the principal bedroom also benefitting from an en-suite shower room. There is a third double bedroom, accessed via the living room, with a large window overlooking the gardens.

The property is further served by the contemporary shower room.

The apartment is set within immaculately maintained shared gardens. Residents parking can be found to the rear of the property, alongside a private garage.

Leasehold/ 999 Years From March 1978
Service Charge/£217.88pcm
Ground Rent/£264pa
Approx. 1159 sq.ft
Council Tax Band: D

"Spacious Ground Floor Apartment In Prime Didsbury Village Location"

