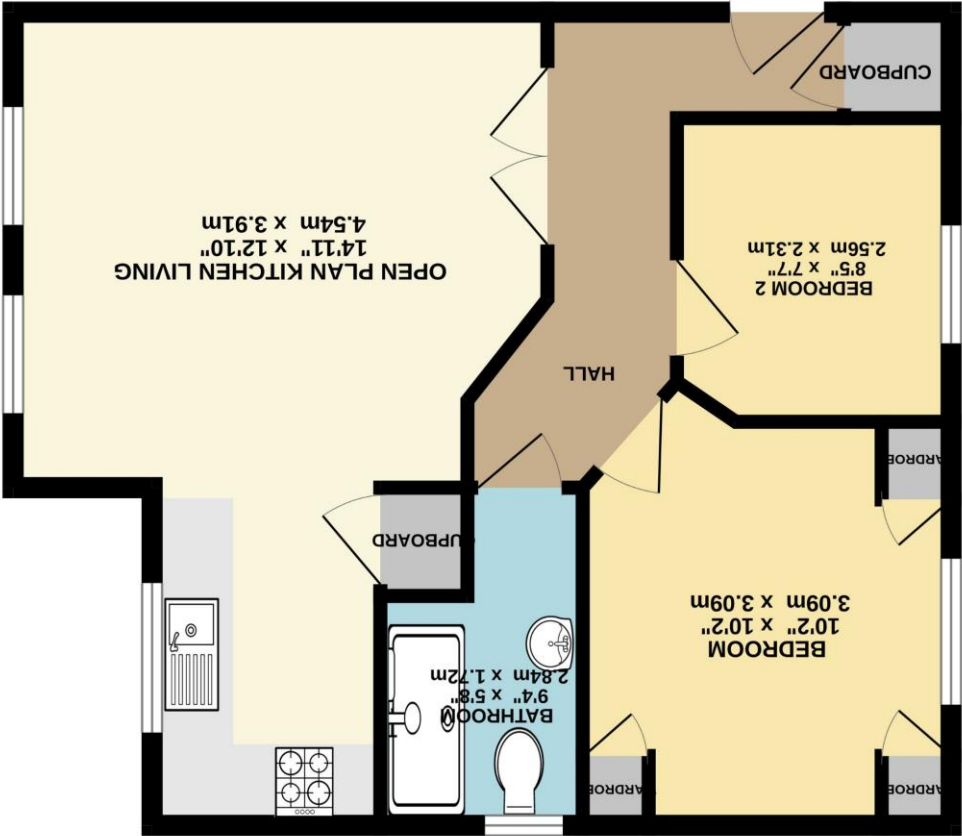


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

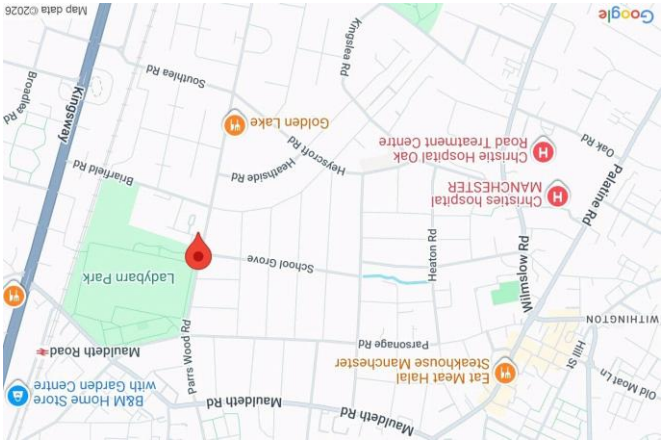
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used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

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TOTAL FLOOR AREA : 556 sq. ft. (51.7 sq.m.) approx.



GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



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# ASKING PRICE £200,000

A CONTEMPORARY TWO BEDROOM GROUND FLOOR APARTMENT with BRIGHT accommodation throughout and SECURE GATED OFF-STREET PARKING, located within striking distance to Withington & West Didsbury villages with their variety of independent shops, bars and restaurants, as well as being close to many excellent transport links. 556 Sq.Ft

The accommodation reveals a welcoming entrance hallway, which provides access to all principal rooms. There is a bright and spacious contemporary open plan kitchen living area, with an abundance of space for furniture. Incorporated is a stylish kitchen, which is complemented by integrated appliances and ample base/wall units.

There are two well-proportioned double bedrooms, which offer views over the rear shared courtyard. The principal bedroom also benefits from fitted wardrobes.

The property is served by a three-piece modern bathroom.

The property is approached via a gated pathway, with an area of attractive garden frontage. To the rear is the enclosed shared flagstone patio, which is generously sized and the perfect space to enjoy in the warmer months. Accessed via Whimberry Way, is the secure gated parking with the property benefitting from an allocated space, directly outside.

*"A Well-Presented Two Bedroom Ground Floor Apartment"*



Leasehold/999 Years From January 2002  
Approx. 556 Sq Ft  
Council Tax Band: B  
Service Charge: £109.69 pcm  
Ground Rent: £0 pa