



**GASCOIGNE
HALMAN**

PHILIP GODLEE LODGE, WILMSLOW ROAD,
DIDSBURY

THE AREAS LEADING ESTATE AGENT

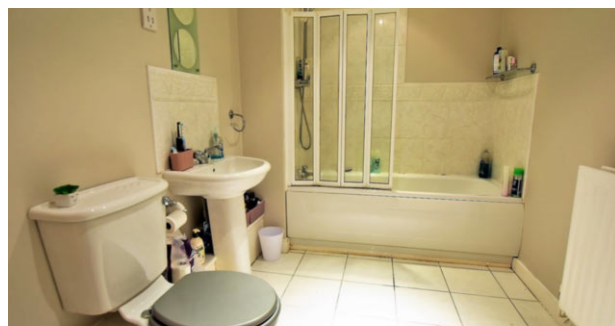


PHILIP GODLEE LODGE, WILMSLOW ROAD, DIDSBURY

£350,000

A spacious and well presented two double bedroom first floor apartment situated in the exclusive Philip Godlee Lodge development, moments from Didsbury village and excellent transport links. Two generous double bedrooms with the master offering a feature window with a leafy outlook, two bathrooms including an en suite to the master bedroom, open-plan living/dining kitchen leading on to the South facing balcony with tree lined views. The property is offered with No Vendor Chain. There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Kingsway (A34) or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of Parrswood High School.





A spacious modern apartment in one of Didsbury's most sought after developments where apartments are rarely available. Situated in beautifully landscaped gardens with elevated views over Parsonage Gardens and Fletcher Moss Park, this private development with secure gated access is within strolling distance to Didsbury Village, the local Metrolink and train station.

The accommodation in brief comprises of a welcoming entrance hallway, two large double bedrooms with the master benefiting from an en suite shower room and feature window with a leafy outlook, contemporary three piece bathroom suite, light and airy open plan kitchen living/dining room over looks the front of the development and a South facing balcony.

Externally the property offers secure gated entry, allocated parking and telephone entry to all apartments.

DIRECTIONS

M20 2DS

KITCHEN

4.04m(13'3") x 2.11m(6'11")

DINING ROOM

4.04m(13'3") x 2.54m(8'4")

LIVING ROOM

5.82m(19'1") x 3.45m(11'4")

BALCONY

3.61m(11'10") x 2.11m(6'11")

BEDROOM 1

15'0 (4.57m) x 12'11 (3.94m)

EN-SUITE

5'3 (1.6m) x 7'11 (2.41m)

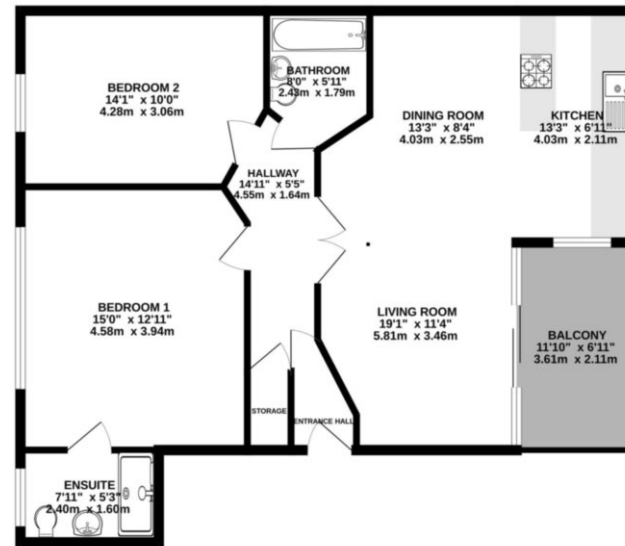
BEDROOM 2

10'0 (3.05m) x 14'1 (4.29m)

BATHROOM

8'0 (2.44m) x 5'11 (1.8m)

FIRST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with HARPIS (2023)

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