



£400,000

Flat 1 Blackburn Lodge, The Hollies 3 Elm Road, Manchester, M20 6XB

# Flat 1 Blackburn Lodge, The Hollies 3 Elm Road, Manchester, M20 6XB

This stunning two bedroom duplex apartment is situated on one of Didsbury's most prestigious roads and only a short walk to Didsbury town centre and the Metrolink. Formerly a large Edwardian property, this apartment has been sympathetically converted and still retains many of its attractive period features. With its own private entrance and exclusive parking for two vehicles to the front, the apartment offers spacious accommodation with the feel of living in an elegant house.

Upon entering, you're welcomed by a spacious entrance hallway, stunning large living room with feature fireplace, oak flooring and an impressive feature window overlooking the grounds to the front of the building. Across the hallway there is a large kitchen diner with shaker style fitted units, Neff appliances, a convenient breakfast bar, oak flooring and another beautiful bay window which floods the space with light.

To the lower ground floor there are two spacious double bedrooms. The master provides a walk-in wardrobe and stylish en-suite shower room with underfloor heating. Bedroom 2 is the largest of the two bedrooms

- Prestigious Didsbury location
- Elegant open-plan living area
- Luxurious master with en-suite
- Two bedrooms, two bathrooms
- High-end kitchen appliances
- Private parking for 2 vehicles

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	