



Apt 18 Elmwood Lodge, 17 Parkfield Road South, Didsbury

£375,000

Manchester

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



Apartment 18 Elmwood Lodge, 17 Parkfield Road South

Didsbury, Manchester

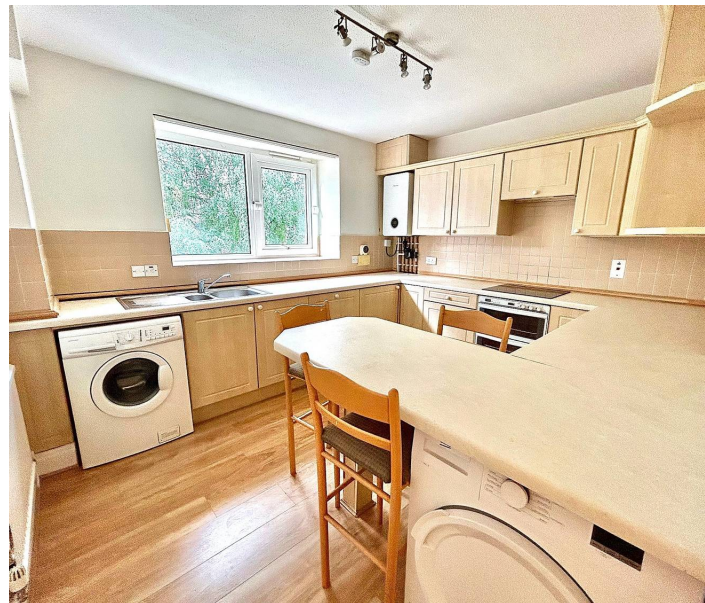
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A Well Appointed and Spacious Three Double Bedroom Second Floor Apartment with Two Bathrooms
- Boasting a Highly Impressive SQ FT
- Located on the Highly Desirable Parkfield Road South and Only Moments from Didsbury and West Didsbury Villages
- Spacious Breakfast Kitchen and a Spectacular Tree Lined Living/Dining Room
- Ample Resident Parking and a Garage
- Offered to the Market with No Vendor Chain







Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks.

Local schooling is excellent. Didsbury has several primary schools including Beaver Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parrs Wood High School.

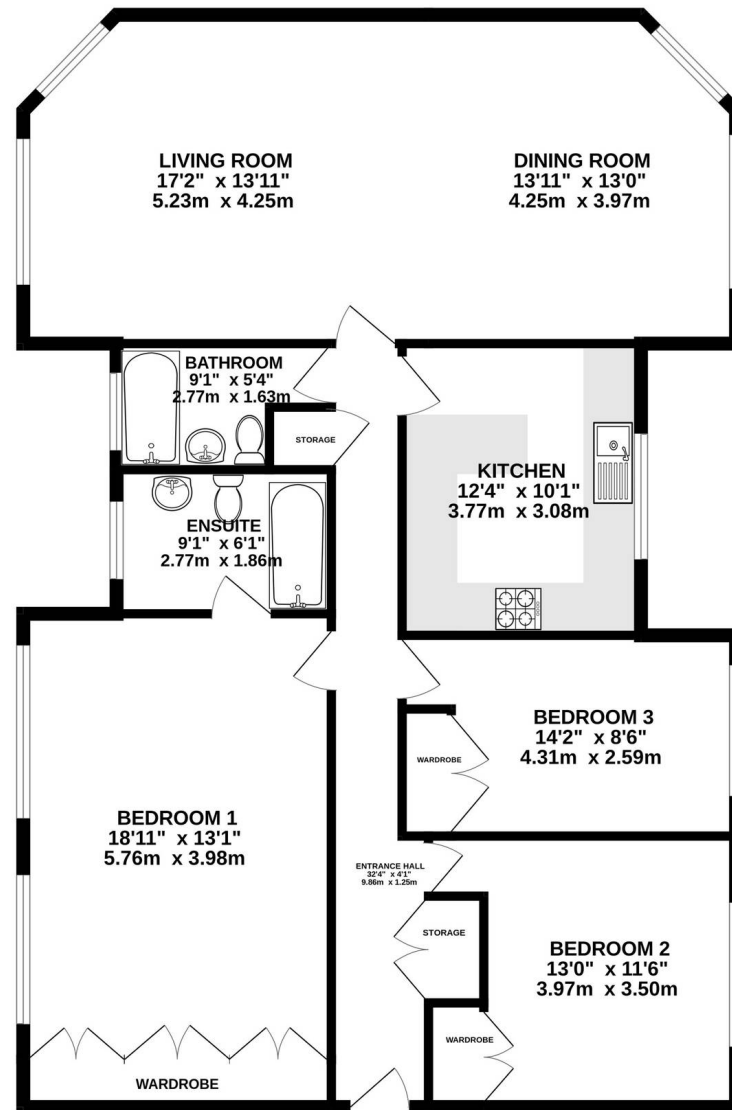


A well appointed and spacious three double bedroom second floor apartment, perfectly positioned on the highly desirable Parkfield Road South and just moments from both Didsbury and West Didsbury villages with their array of bars, restaurants, independent shops and excellent transport links. The property offers light and airy accommodation throughout with stunning tree lined views.

Upon entry you will immediately notice the impressive square footage, with every room offering a sense of space. There is a breakfast kitchen featuring a good range of units, plenty of storage and breakfast bar/work top, while the spectacular living and dining room is generous in size set against a beautiful tree-lined backdrop. There are three double bedrooms and the generously sized principal bedroom benefits from its own en suite bathroom and built in wardrobes, while a three piece main bathroom serves the rest of the apartment.

Externally the apartment benefits from ample resident and on street parking as well as a useful garage. There are well maintained gardens that provide privacy and a sense of being in the countryside The property is offered to the market with No Vendor Chain.

SECOND FLOOR
1287 sq.ft. (119.6 sq.m.) approx.



TOTAL FLOOR AREA: 1287 sq.ft. (119.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Gascoigne Halman Didsbury

Gascoigne Halman, Elm House - M20 6RN

0161 445 7474 • didsbury@gascoignehalman.co.uk • www.gascoignehalman.co.uk