

79 Palatine Road, Didsbury, M20 3LJ

Manchester

£215,000

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

Situated within an attractive period conversion on the ever-popular Palatine Road, this well-presented one-bedroom apartment offers a fantastic opportunity for first-time buyers, professionals and investors looking to secure a property in one of South Manchester's most desirable locations.

The apartment benefits from high ceilings, large windows and plenty of natural light throughout, creating a bright and welcoming living space with plenty of character.

Situated on the first floor, the heart of the property is a spacious living and dining area, providing a comfortable setting for both relaxing and entertaining. The modern fitted kitchen offers a practical layout with ample storage and worktop space, while the generously sized bedroom provides a peaceful retreat. A stylish bathroom completes the accommodation. The apartment also benefits from built-in storage in the bedroom, along with an additional storage cupboard in the entrance hallway.

A Fantastic West Didsbury Location

One of the property's biggest attractions is its location. Palatine Road is ideally positioned for enjoying everything West Didsbury and the surrounding areas have to offer.

The popular Burton Road is within easy reach, home to an excellent selection of independent cafés, restaurants, bars and local shops. Didsbury Village and Withington are also nearby, offering even more amenities and places to explore.

For those commuting, the apartment is well connected, with nearby Metrolink stops, regular bus services and convenient road links providing easy access to Manchester City Centre, Manchester Airport and the wider South Manchester area.

Whether you're looking to take your first step onto the property ladder, downsize or add to your investment portfolio, this apartment offers an appealing combination of character, convenience and location.

Council Tax Band - A

Awaiting EPC

Leasehold - 111 years remaining

Ground Rent - £200 pa

Service Charge - £1452 pa

Stair access

First Floor

Please Note: As part of our legal obligations under Anti-Money Laundering regulations, we are required to verify the identity of all clients involved in a property transaction. These checks are completed through a third-party provider, and a fee will apply. Please speak to a member of the team for more details.













- Well-presented one-bedroom apartment with built in Wardrobes
- Attractive period conversion
- High ceilings and character features
- Large windows allowing plenty of natural light
- Spacious living and dining area
- Modern fitted kitchen
- Generously sized bedroom
- Stylish bathroom
- Convenient location close to Burton Road and West Didsbury
- Excellent transport links to Manchester City Centre

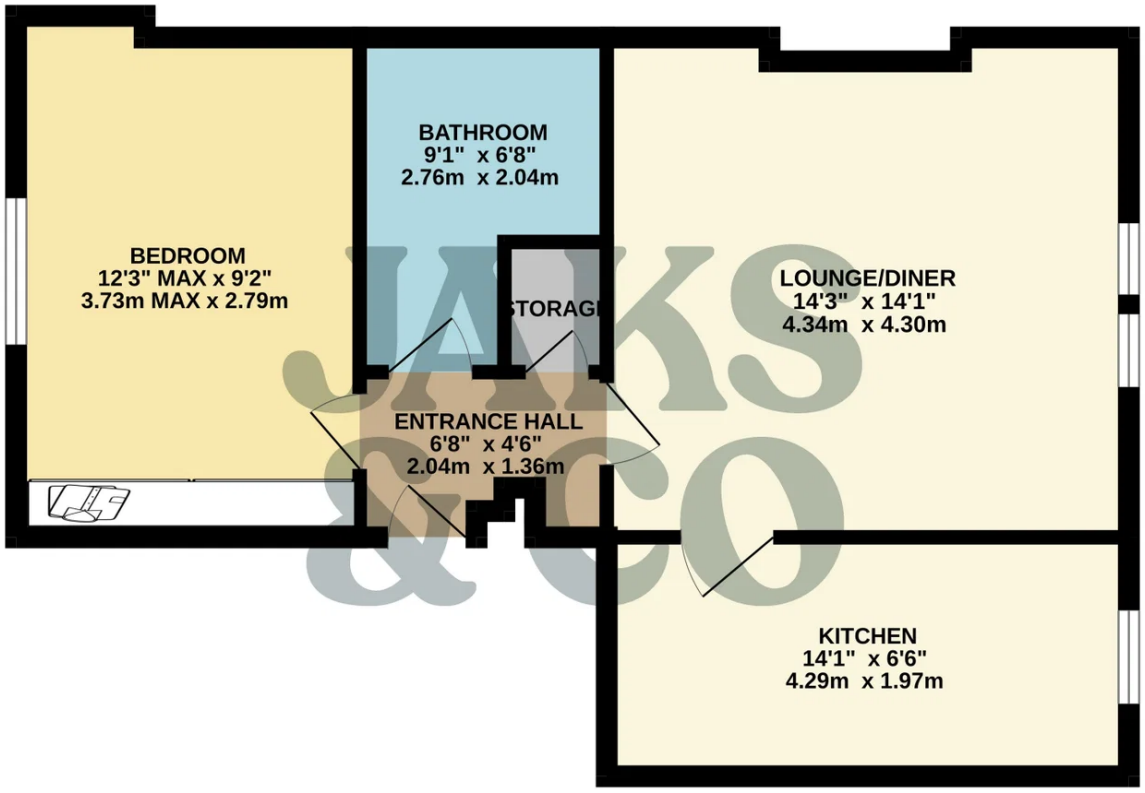








GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 sq.m.) approx.

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 operability or efficiency can be given.
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Jaks & Co
673 Wilmslow Road Didsbury Manchester M20 6RA
0161 533 0786
info@jaksandco.co.uk
https://www.jaksandco.co.uk/