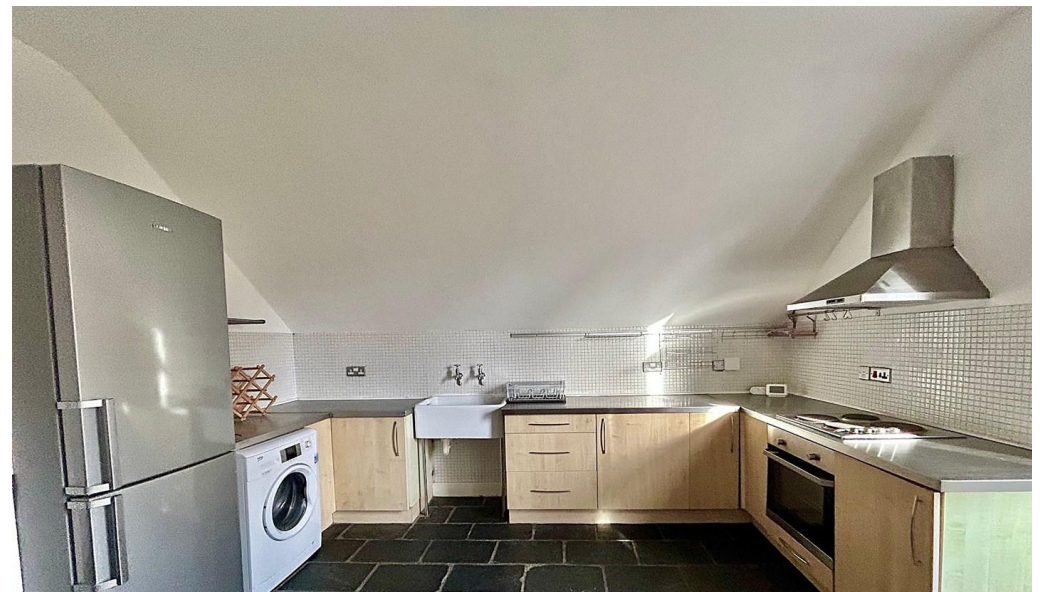




**GASCOIGNE
HALMAN**

Parkfield Road South, Didsbury
£199,950.00

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented top floor apartment forming part of an attractive period conversion situated on one of Didsbury's most exclusive roads in the hugely sought after Blackburn Park conservation located only a short walk to both Didsbury and West Didsbury Villages and Metrolink. Modern fitted bathroom, open-plan kitchen/living dining room with private balcony, large and light and airy double bedroom, well maintained communal areas, off-road parking and a large attractive communal garden. No vendor chain.

Property details

- A Beautifully Presented Top Floor Apartment in a Sought After Conservation Area
- Open Plan Modern Fitted Kitchen/Living and Dining Room
- A Large Double Bedroom with Storage and a Modern Fitted Bathroom
- Off Road Parking and a Large Attractive Communal Garden
- Close to Local Amenities and Excellent Transport Links
- Internal Viewing Highly Recommended and Offered to the Market with No Vendor Chain



About this property

Situated on the Blackburn Park Conservation area on a highly sought after tree lined road this top floor apartment offers well-presented and spacious accommodation in a highly convenient location only moments from Didsbury and West Didsbury and all their amenities as well as easy access to the Metrolink and all other transport links.

The apartment itself forms part of an attractive period conversion and offers well-maintained communal areas with appealing period features and internally comprises; entrance hallway, modern fitted three piece bathroom, superb open-plan kitchen, living dining room with authentic wooden flooring and access to a private balcony, large double bedroom with useful additional storage cupboards.

Externally the property has ample off-road parking, secure entry and a good-size attractive communal garden. 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.





DIRECTIONS

M20 6DB

COUNCIL TAX BAND

B

TENURE

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

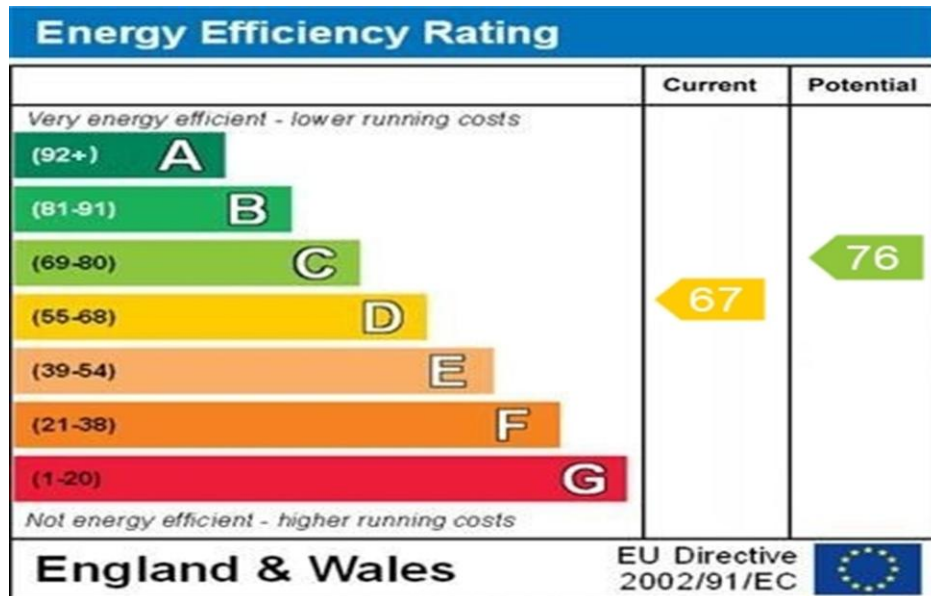
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

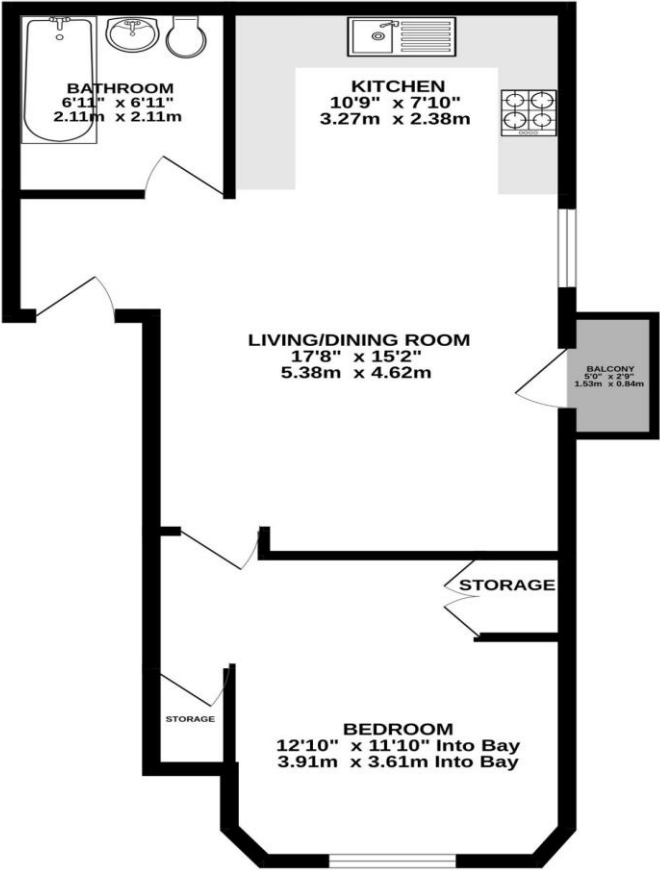
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

SECOND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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THE AREA'S LEADING ESTATE AGENCY

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