



Jordan Fishwick

DIDSBURY
Elm Road



Elm Road, Didsbury M20 6XB

Offers in excess of £525,000



The Property

****SEE VIDEO TOUR**** - A SUPERBLY PRESENTED and WONDERFULLY SPACIOUS apartment forming part of a BEAUTIFUL PERIOD MANSION, located on one of DIDSBURY'S FINEST ROADS and being within a SHORT STROLL OF BOTH DIDSBURY & WEST DIDSBURY. 1293 sq ft. The property enjoys its own entrance and exclusive parking to the front, with numerous other features including timber framed double glazed windows, gas central heating, reception hallway with turning stairs to the lower ground floor, impressive living room over 20ft, dining kitchen with a comprehensive range of fitted units, integrated appliances and useful breakfast bar, dining area with walk-in bay window, master bedroom with contemporary en-suite shower room,

underfloor heating & walk-in wardrobe, second double bedroom over 18ft and the main bathroom, again with a modern suite, chrome fittings and underfloor heating. The property retains a number of original characteristics and also has access to the front flowerbed garden.

Directions

Leaving the office along Wilmslow road in a northerly direction turn left at the first set of traffic lights into Barlow Moor Road, continuing along, Elm Road is then the second turning on the right hand side.



- Stunning duplex apartment
- Beautifully presented
- Impressive period conversion
- Highly desirable location
- Conservation Area
- Private entrance & ample exclusive parking
- Living room over 20ft
- Dining kitchen with walk-in bay
- Two spacious double bedrooms

Postcode - M20 6XB

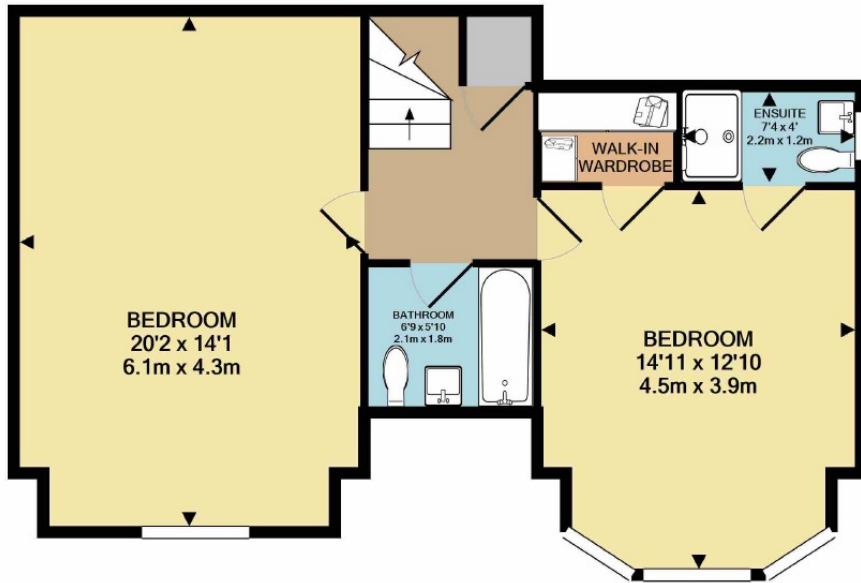
EPC Rating - D

Floor Area - 1293 sq ft

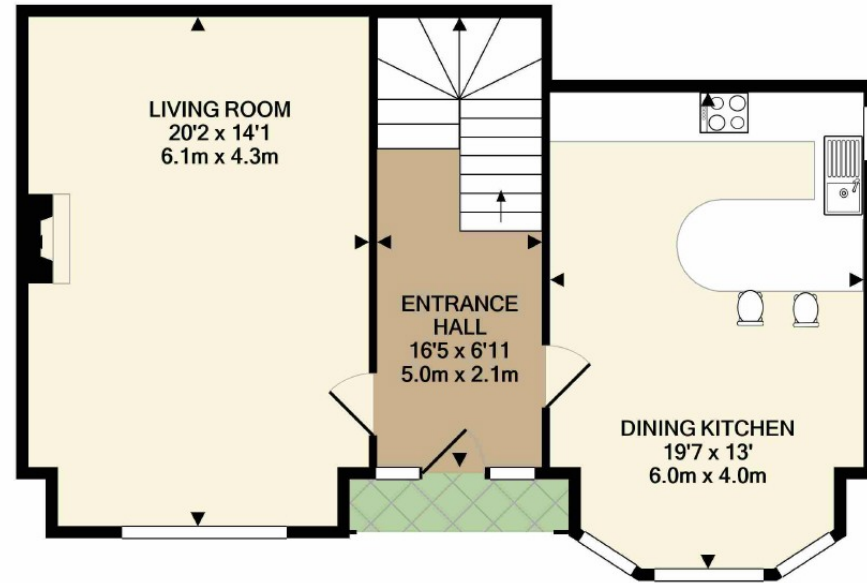
Local Authority - Manchester City Council

Council Tax - Band D





LOWER GROUND FLOOR
 APPROX. FLOOR
 AREA 638 SQ.FT.
 (59.3 SQ.M.)



GROUND FLOOR
 APPROX. FLOOR
 AREA 655 SQ.FT.
 (60.8 SQ.M.)
TOTAL APPROX. FLOOR AREA 1293 SQ.FT. (120.1 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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