



**GASCOIGNE
HALMAN**

Bempton Drive, Didsbury
£300,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and well-presented ground floor garden apartment located in the highly sought after Parkland Building which forms part of the enviable 825 Wilmslow Road development, by the highly reputable PJ Livesey. Occupying the ground floor with stylish fittings and generous accommodation. The property is surrounded by tree lined views and is located only moments from all major transport links and easy access to local amenities and Didsbury Village. Allocated secure parking and offered to the market with No Vendor Chain.

Property details

- Spacious and Immaculately Presented Ground Floor Apartment
- Envious Development by the Reputable PJ Livesey
- Large Double Bedroom and Stylish Bathroom Suite
- Modern Fitted Kitchen and Light and Airy Open Plan Living/Dining Room
- Allocated Parking and Private Rear Garden
- Located Close to all Major Transport Links and Local Amenities



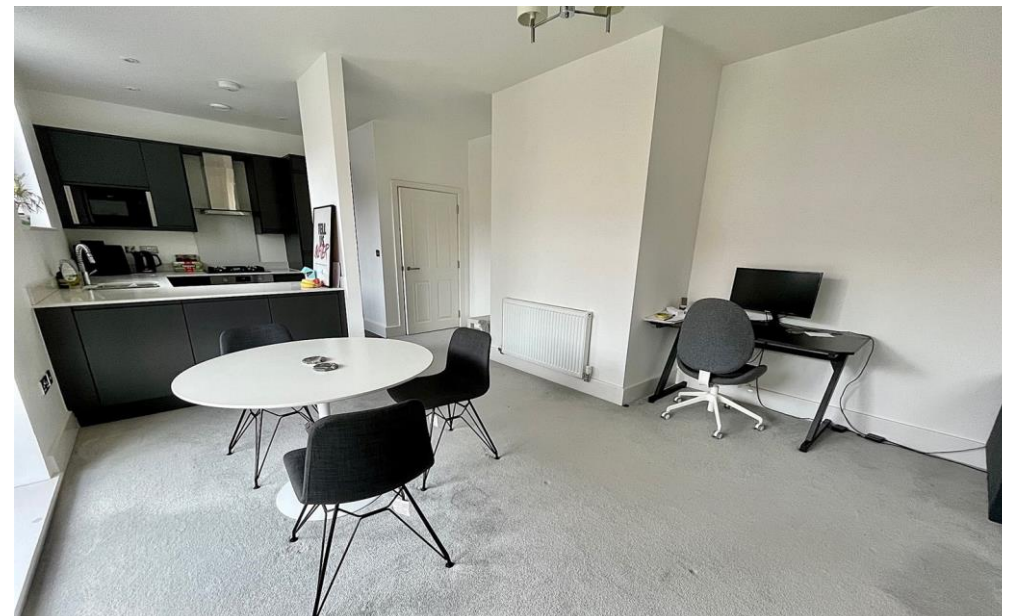
About this property

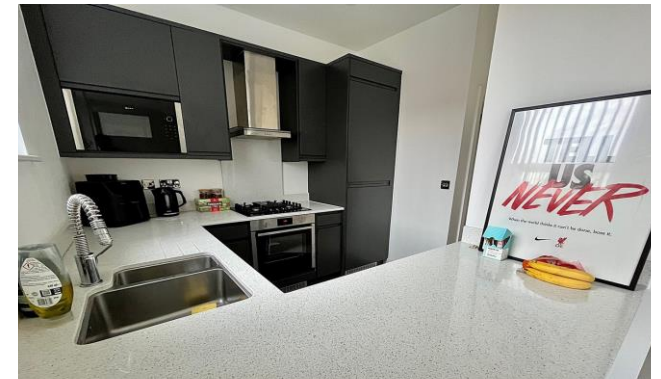
In brief the accommodation comprises of: an entrance hallway with useful storage cupboard. A stunning, light and airy double bedroom with built in wardrobes. A stylish three piece bathroom suite. Modern fitted kitchen with an array of integrated appliances, which opens on to a spectacular open plan living/dining room with floor to ceiling sliding doors which overlook the private rear garden.

Externally the property provides secure allocated parking which is accessed by Parrs Wood Road. A generous private garden with patio area and fenced boundaries completes the accommodation.

Offered to the market with No Vendor Chain.

There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Kingsway (A34) or Wilmslow Road (A5145) and the Metrolink. Access to the National Motorway Network is also nearby and the property is within the catchment area of Parrswood High School.







DIRECTIONS

M20 2WE

COUNCIL TAX BAND

C

TENURE

Leasehold

SERVICES (NOT TESTED)

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

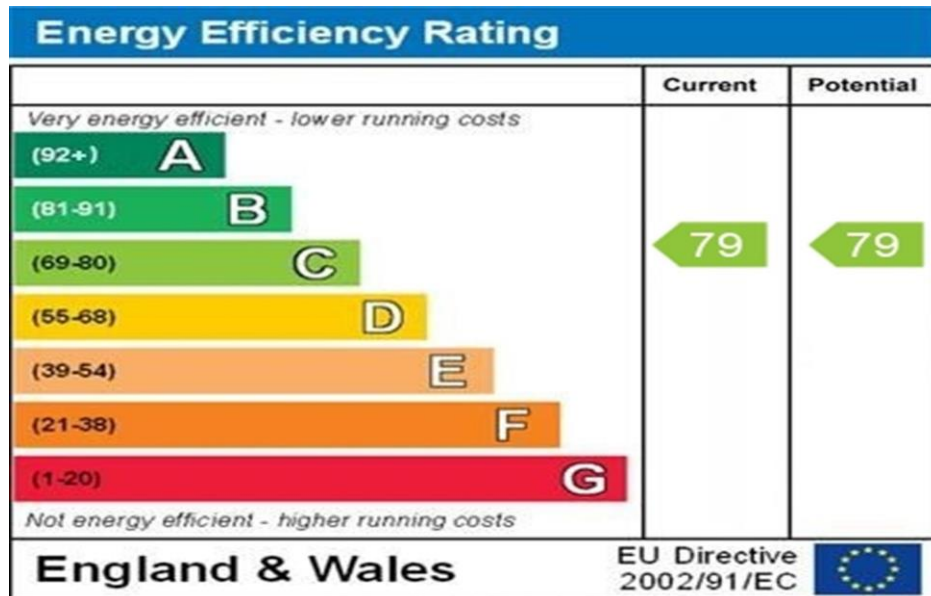
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

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

None

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Yes

SOURCES OF FLOODING

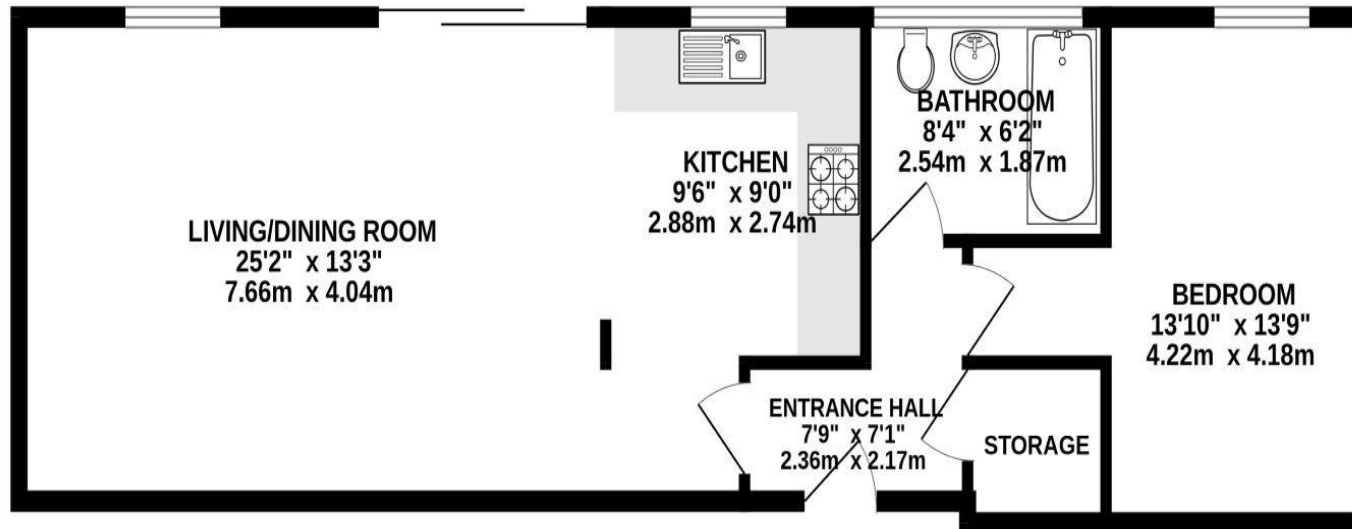
Ask Agent

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.

GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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