



**GASCOIGNE  
HALMAN**

Wilmslow Road, Didsbury  
**£395,000.00**

THE AREA'S LEADING ESTATE AGENCY







A spacious and well-presented triplex apartment located in the heart of Didsbury Village with private access and provides easy access to an array of independent shops, bars, restaurants and excellent transport links. Measuring a highly impressive 1410 SQ FT, this property needs to be viewed to appreciate the accommodation on offer. Offered to the market with No Vendor Chain and is ideal for a wide range of buyers including First Time Buyers and Investors.

## Property details

- A Spacious and Well-Presented Triplex Apartment
- Measuring An Impressive 1410 SQ FT and Located in the Heart of Didsbury Village
- Two Large Receptions Rooms and a Modern Fitted Kitchen
- Four Good Sized Bedrooms, Two Stylish En-Suites and a Family Bathroom
- Private Entrance and Fenced Outdoor Area
- Offered to the Market with No Vendor Chain



## About this property

Internally the property comprises of a modern fitted spacious kitchen with integrated appliances and french doors which lead to a private outdoor area with fenced boundaries. A large and light and airy, split level living/dining room and useful storage cupboard completes the first floor.

To the second floor there are two good sized double bedrooms. The primary bedroom is located to the front of the apartment and boasts a contemporary three piece en-suite shower room. A further bathroom serves two of the four bedrooms.

To the third floor there are a further two bedrooms, Both benefiting from attractive skylights and bedroom two benefits from a further en-suite shower room.

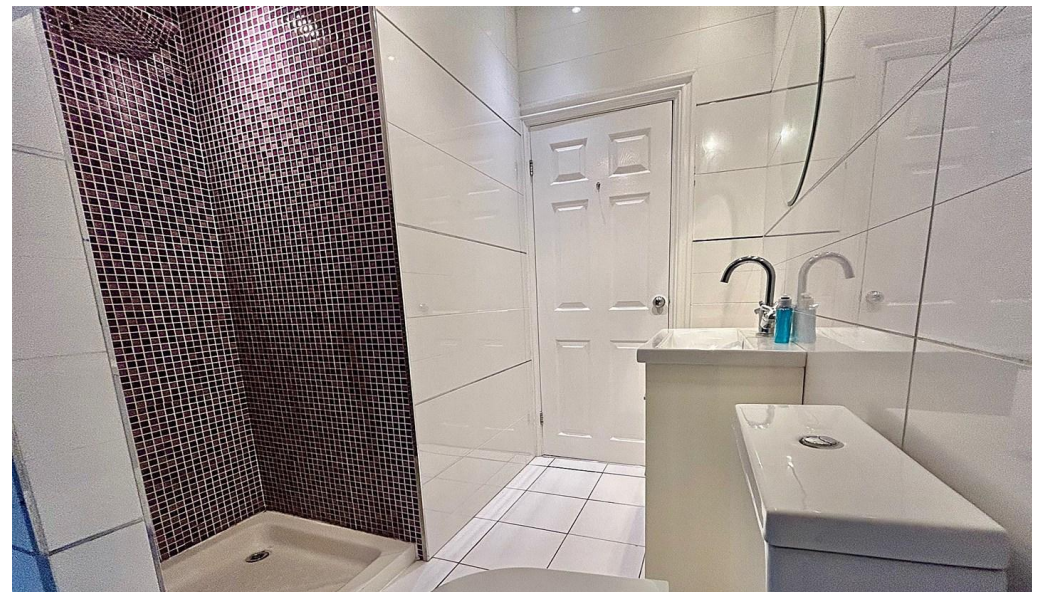
Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks. Didsbury tram station is within a short stroll from the property. 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 6RN

## COUNCIL TAX BAND

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## TENURE

Freehold

## SERVICES (NOT TESTED)

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

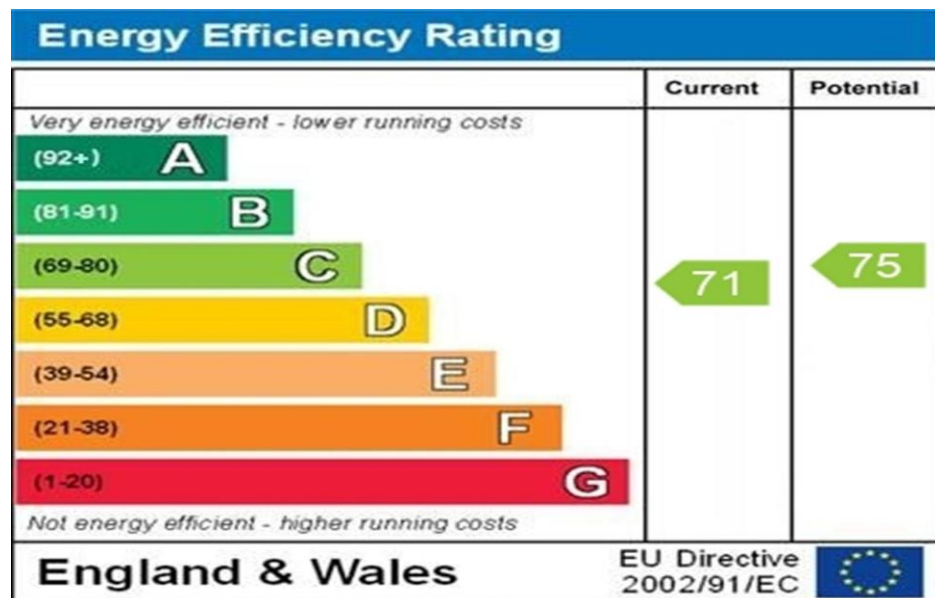
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



WWW.EPC4U.COM

## PRIMARY SOURCE OF HEATING

Ask Agent

## PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

## PRIMARY SOURCE OF ELECTRICITY

Ask Agent

## PRIMARY SOURCE OF WATER

Ask Agent

## BROADBAND CONNECTION

Ask Agent

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

## SOURCES OF FLOODING

Ask Agent

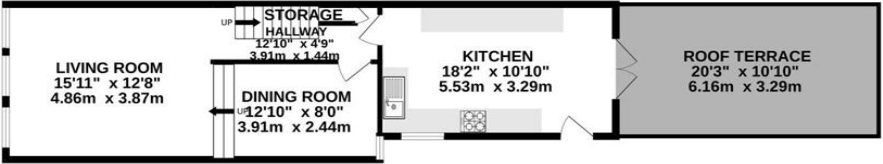
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

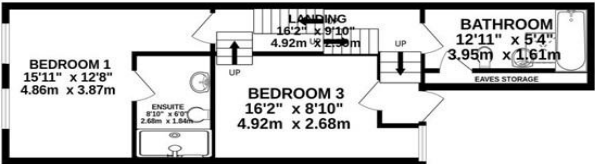
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1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



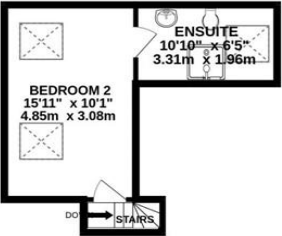
2ND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



3RD FLOOR  
108 sq.ft. (10.1 sq.m.) approx.



4TH FLOOR  
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1410 sq.ft. (131.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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