



**GASCOIGNE
HALMAN**

Fog Lane, Didsbury
£295,000.00

THE AREA'S LEADING ESTATE AGENCY



A stunning and stylish, three double bedroom bay fronted first floor apartment which boasts an abundance of natural light and attractive features such as stained glass windows. Measuring a highly impressive 811 SQ FT and has been finished to a high standard throughout. Located in one of Didsbury's premium locations and only a short walk from Didsbury Village with its array of independent shops, bars, restaurants, excellent transport links and Fog Lane Park. The property also offers ample resident parking to the rear of the building and must be viewed to appreciate the accommodation on offer.

Property details

- A Well Presented and Spacious First Floor Apartment
- Measuring an Impressive 811 SQ FT
- Three Large Double Bedrooms and a Three-Piece Contemporary Bathroom Suite
- Light and Airy Open Plan Living/Dining Room and a Separate Modern Fitted Kitchen
- Well Kept Communal Gardens and Ample Resident Parking To The Rear of the Building
- Located Within Walking Distance to Didsbury Village, Fog Lane Park and Excellent Transport Links



About this property

A well-appointed three double bedroom apartment situated within a popular development and within walking distance to both Didsbury Village and Fog Lane Park.

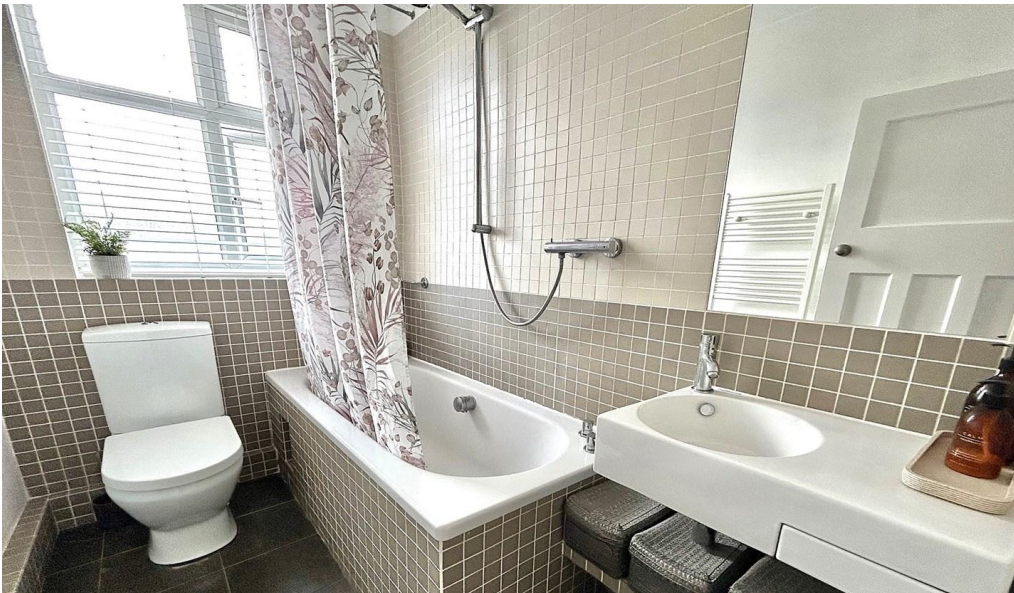
Internally the property is located on the first floor and comprises of a welcoming entrance hallway with a useful storage cupboard, a light and airy, open plan living/dining room with an attractive bay fronted window and two further stained glass windows. Three large double bedrooms with the primary bedroom being particularly large in size and overlooks the front of the property. A separate, modern fitted kitchen and a three-piece contemporary bathroom suite completes the internal accommodation.

Externally the property boasts well-kept communal gardens and a large resident car park to the rear.

Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and independent 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. 8 minutes walk takes you to Didsbury and West Didsbury tram stops. 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 Parris Wood High School.









DIRECTIONS

M20 6AR

COUNCIL TAX BAND

B

TENURE

Leasehold

SERVICES (NOT TESTED)

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

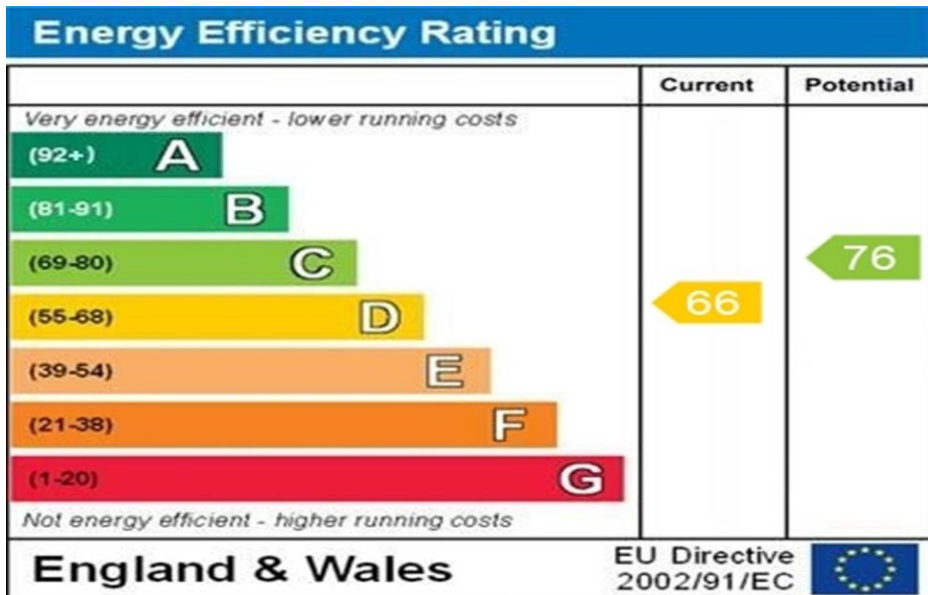
LOCAL AUTHORITY

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

Fibre to cabinet

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?

No

SOURCES OF FLOODING

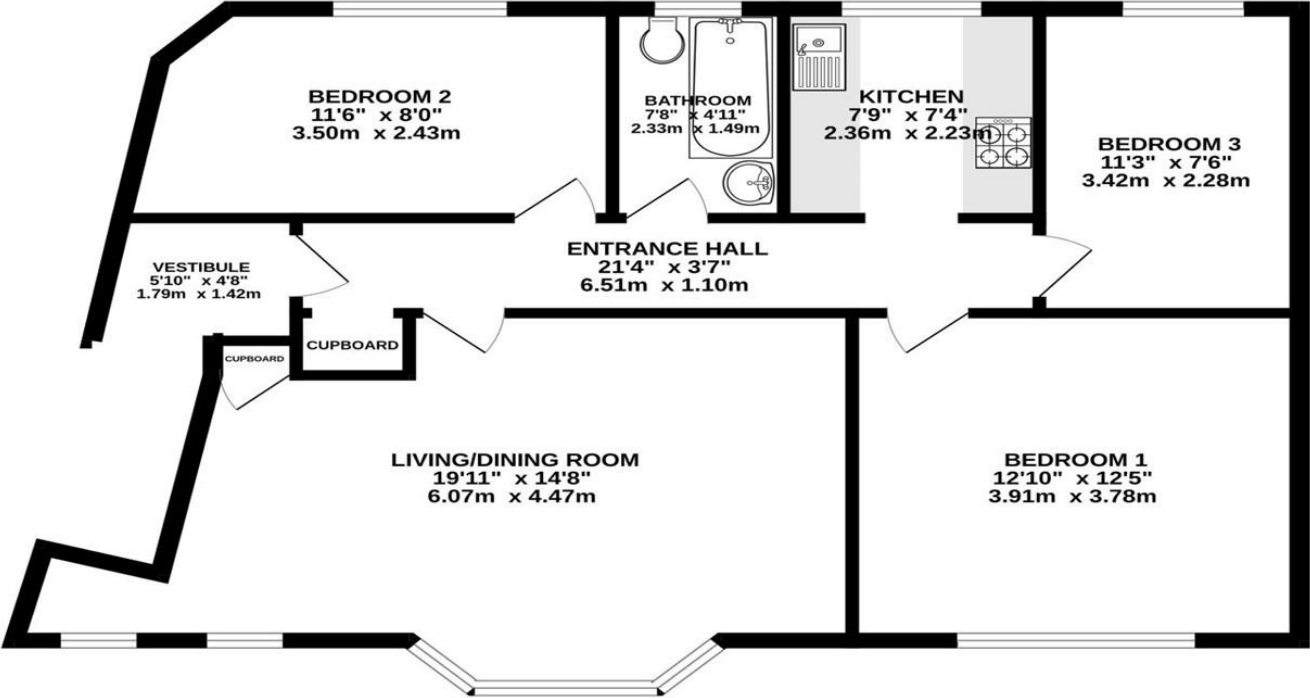
Ask Agent

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.

FIRST FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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