



**GASCOIGNE
HALMAN**

Fog Lane, Didsbury
£190,000.00

THE AREA'S LEADING ESTATE AGENCY



A light and airy two double bedroom, second floor apartment situated within a purpose built apartment block. The apartment benefits from easy access to an array of local amenities and excellent transport links. Offering allocated parking and secure entry, this property is ideal for first time buyers and investors alike. Offered to the market with No Vendor Chain.

Property details

- A Spacious and Well Presented Second Floor Apartment
- Located Close to Local Amenities and Excellent Transport Links
- Two Good Sized Double Bedrooms and Two Contemporary Bathroom Suites
- Modern Fitted Kitchen and a Large Open Plan Living/Dining Room
- Allocated Parking and Secure Entry
- Offered to the Market with No Vendor Chain



About this property

Internally the property comprises of, an entrance hallway with a useful storage cupboard which leads to an inner hallway. A large primary bedroom with a contemporary three-piece en-suite shower room. A further good sized double bedroom is served by a modern fitted three-piece bathroom suite. To the end of the hallway, you are greeted by a large living/dining room which measures an impressive 23 ft in length and benefits from a Juliet balcony. A fitted kitchen with integrated appliances completes the internal accommodation.

Externally the apartment is situated in a purpose built block with allocated parking and secure entry. Located only moments from excellent transport links and local amenities.

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

M19 1UF

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

PRIMARY SOURCE OF HEATING

Electric

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Ask Agent

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

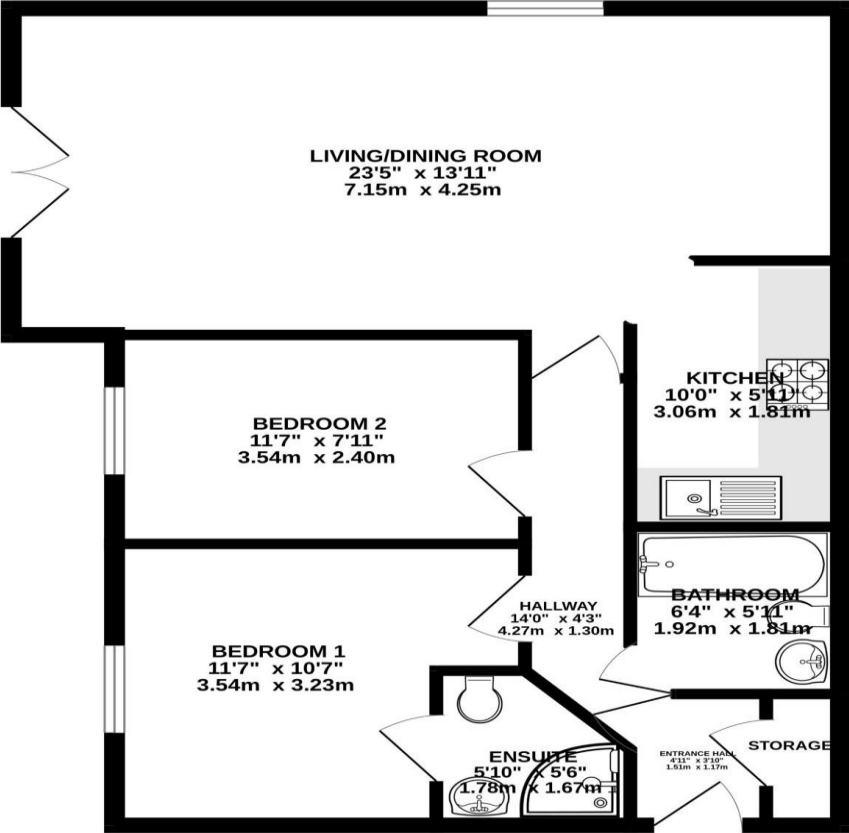
Ask Agent

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
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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0161 445 7474 didsbury@gascoignehalman.co.uk
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

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