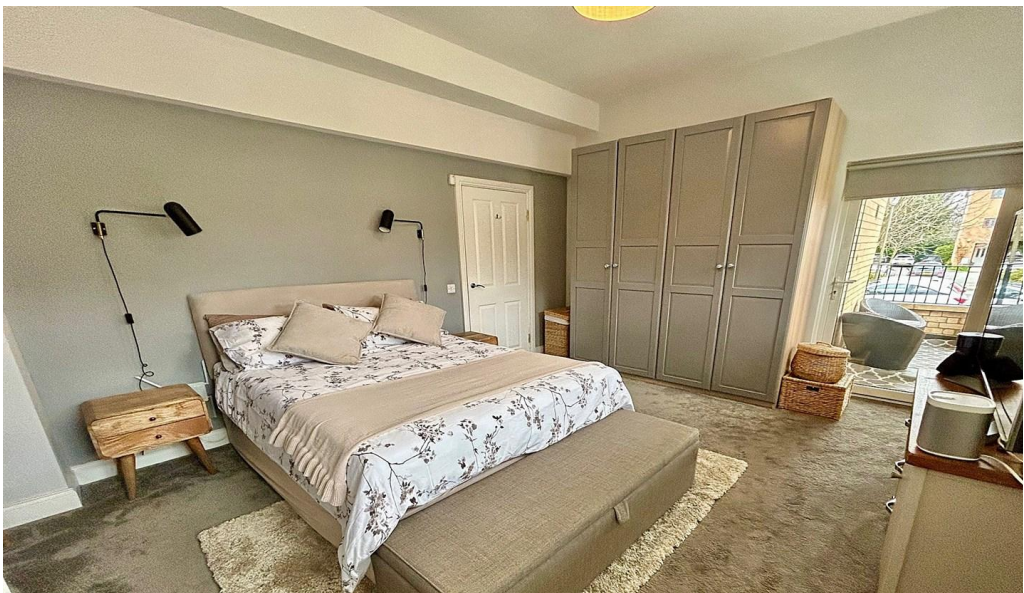




**GASCOIGNE
HALMAN**

Larke Rise, Didsbury
£425,000.00

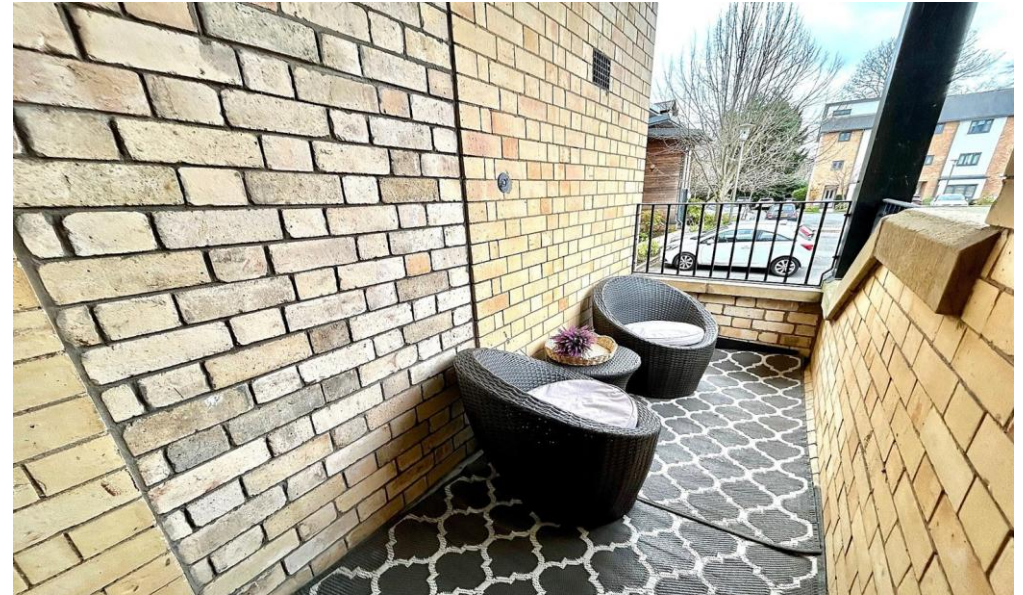
THE AREA'S LEADING ESTATE AGENCY



A stylish and spacious two double bedroom duplex apartment which occupies the ground and lower ground floor of an attractive conversion. Measuring an impressive 1098 SQ FT and located a short walk away from both Didsbury and West Didsbury Villages as well as Marie Louise Gardens. Boasting light and airy accommodation and benefiting from a balcony and a wraparound sun terrace to the lower ground floor. Allocated parking and ample visitor spaces.

Property details

- A Stunning and Stylish Duplex Apartment
- Occupying the Ground and Lower Ground Floor of an Attractive Conversion
- Measuring an Impressive 1098 SQ FT
- Two Large Double Bedrooms and a Designer, Refitted Bathroom Suite
- Impressive and Modern Open Plan Living/Dining Kitchen
- Westerly Facing Balcony and Wrap Around Sun Terrace
- Allocated Parking and Well-Kept Communal Gardens
- Located a Short Walk From Didsbury and West Didsbury Villages



About this property

Internally the property is accessed from the ground floor with a large entrance hallway and useful storage cupboard. Two large double bedrooms with the primary bedroom boasting an abundance of natural light and access to a Westerly facing balcony. A recently refitted, designer three-piece bathroom suite serves both bedrooms.

To the lower ground floor you are greeted by an impressive open plan living/dining kitchen. The kitchen offers an array of integrated appliances whilst the living room provides access to the wraparound sun terrace. There is also a useful alcove which is currently being used as a home office.

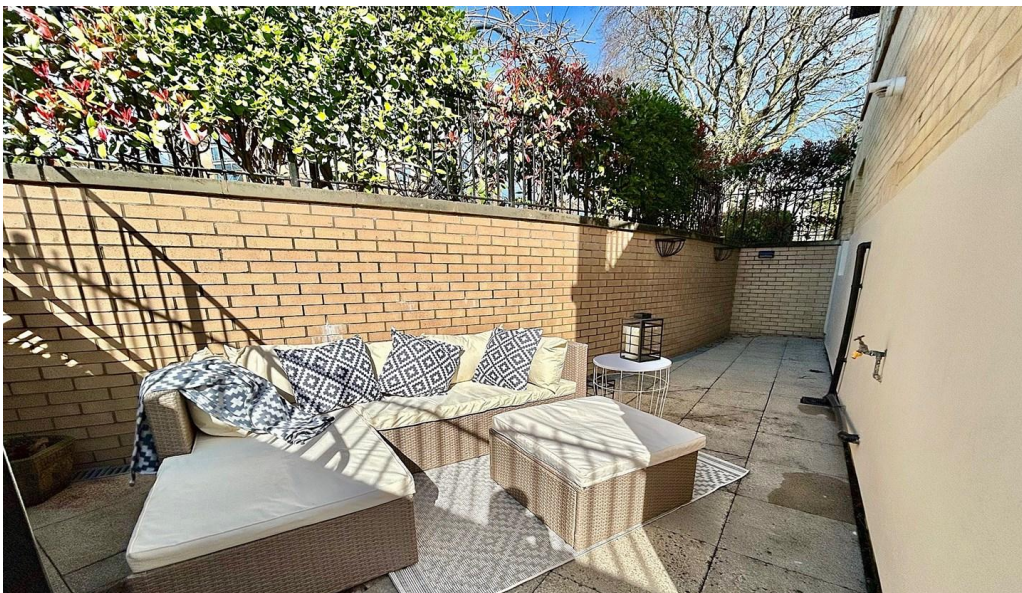
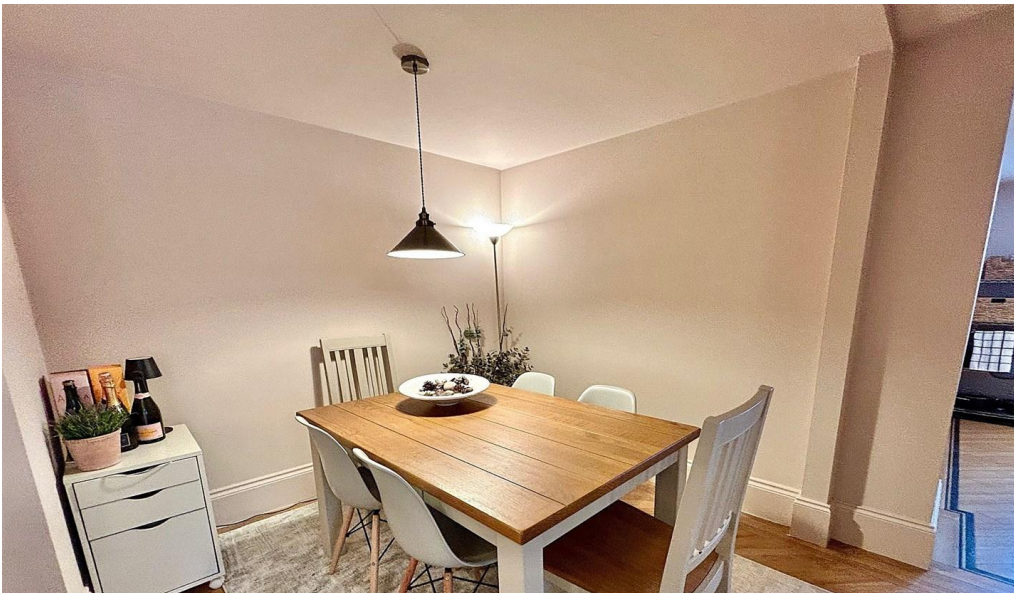
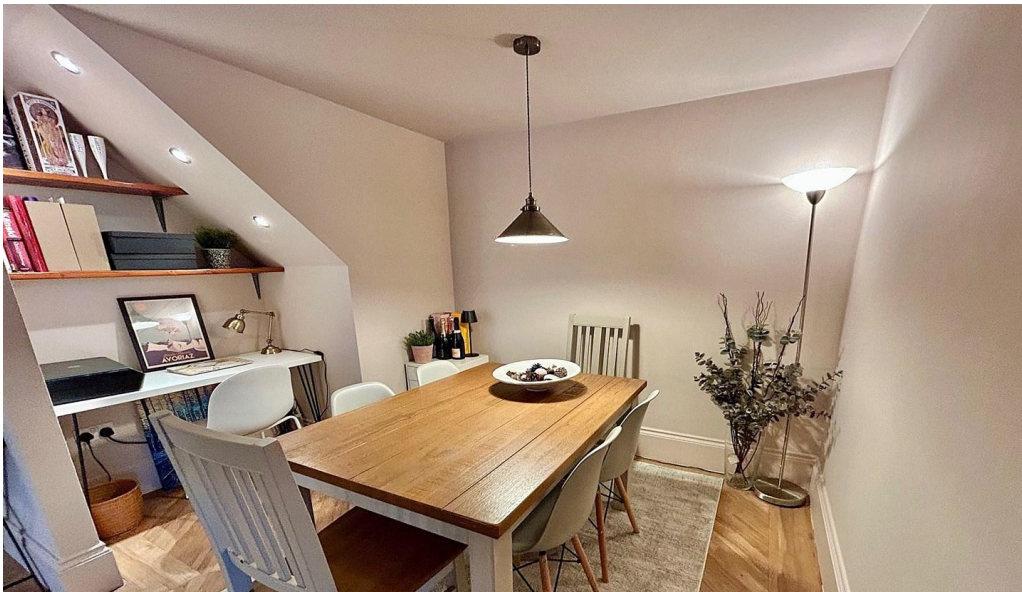
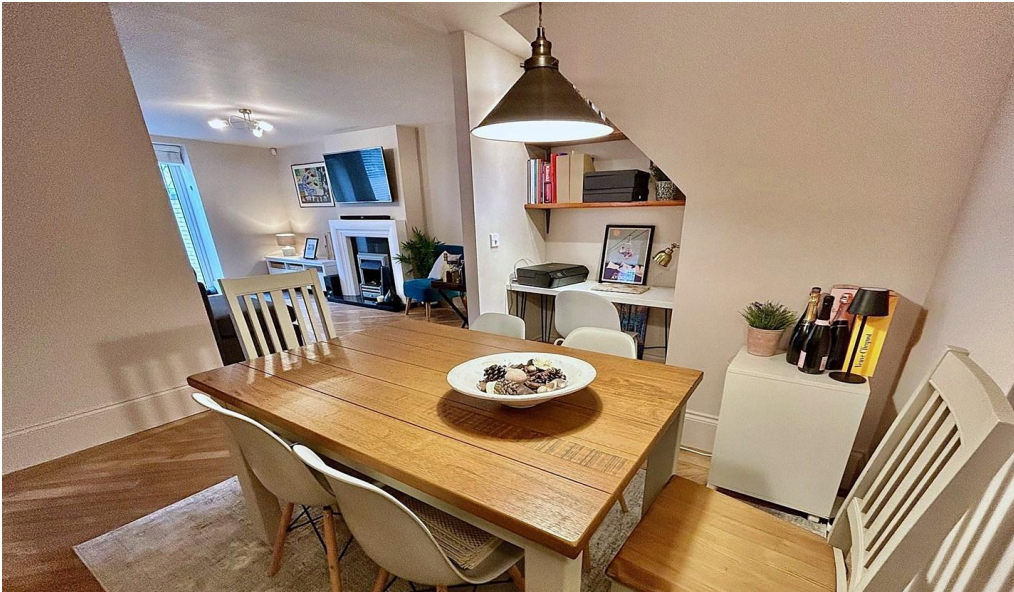
Externally the property comes with allocated parking and ample visitor spaces. Well-kept communal grounds and secure telephone entry. A westerly facing private balcony and sun terrace with private access to the apartment.

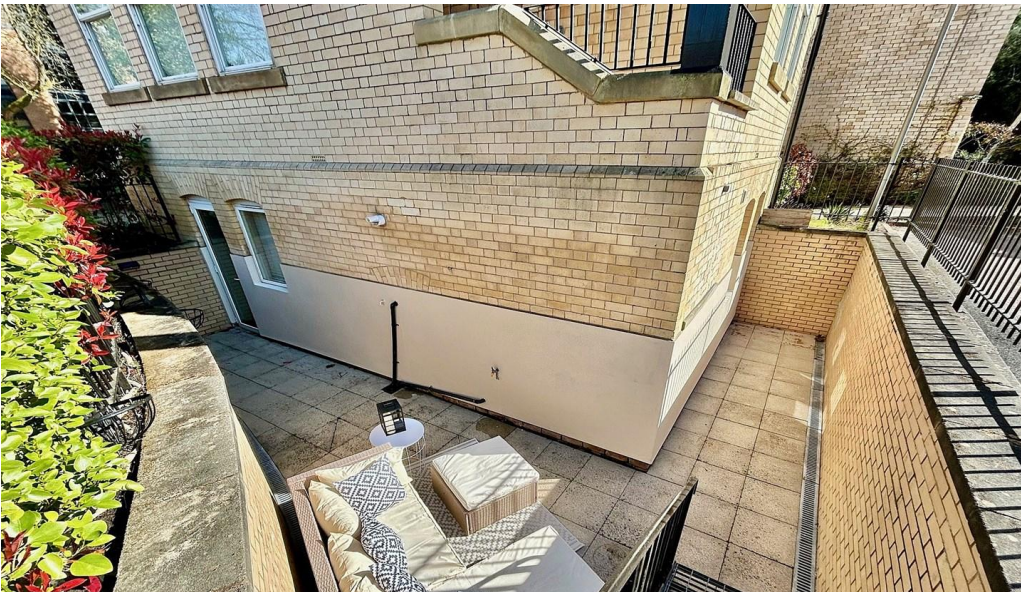
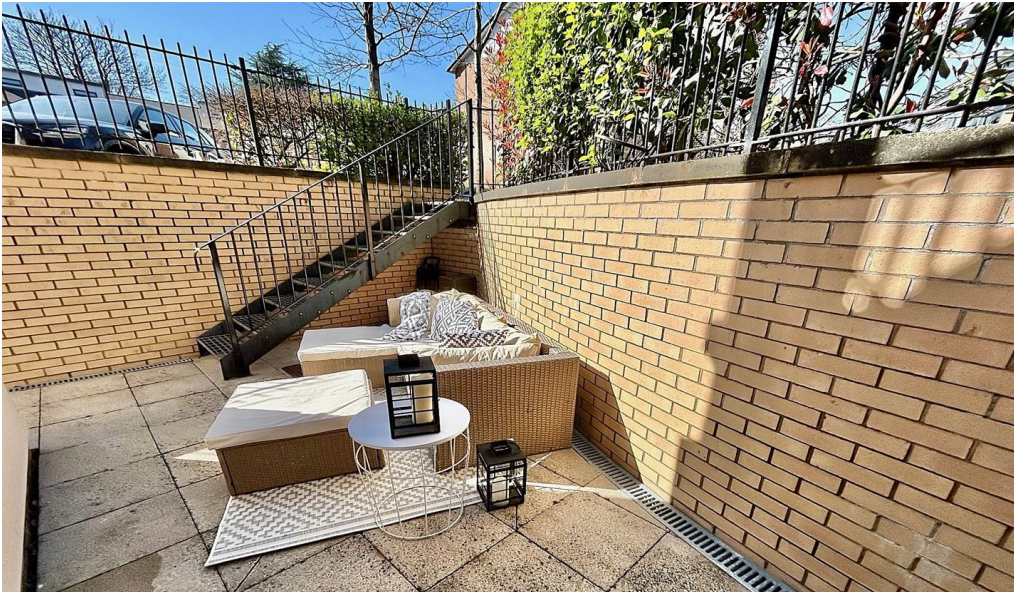
Didsbury and West Didsbury Villages are a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks. The property is within walking distance to both Burton Road and Lapwing Lane Tram Stations.

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 2UL

COUNCIL TAX BAND

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TENURE

Leasehold

SERVICES (NOT TESTED)

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

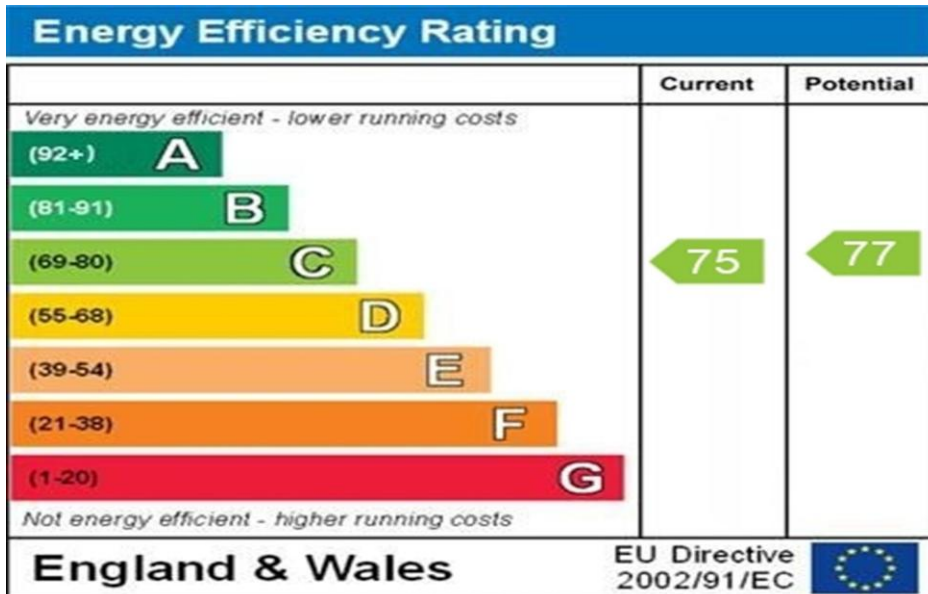
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

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

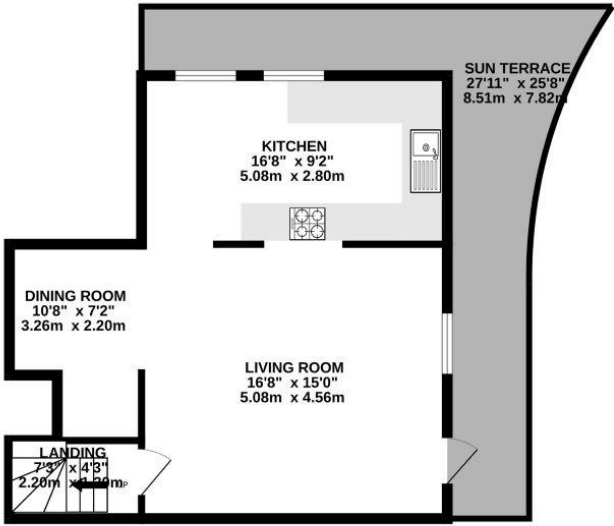
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

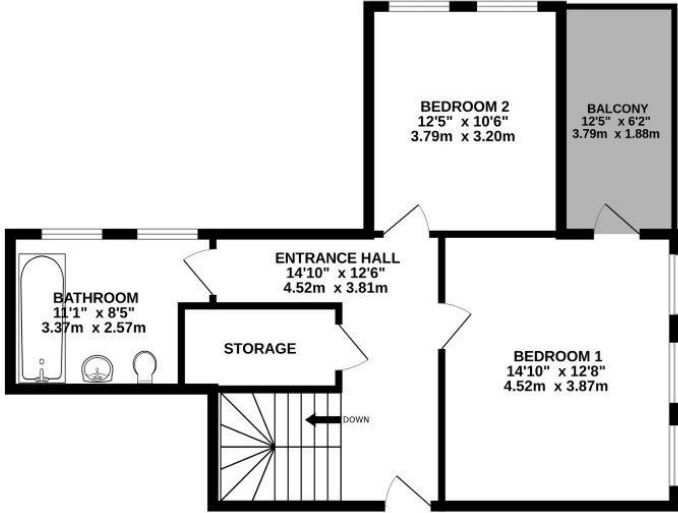
Ask Agent

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.

LOWER GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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THE AREA'S LEADING ESTATE AGENCY

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