



**GASCOIGNE
HALMAN**

Larke Rise, Mersey Road, Didsbury
£330,000.00

THE AREA'S LEADING ESTATE AGENCY



This truly stunning two double bedroom ground floor apartment is situated in one of Didsbury's most sought after gated developments, just a short stroll from both Didsbury and West Didsbury Villages. The internal accommodation is well presented and spacious and has been adapted to include a larger kitchen and an en-suite shower room within the master bedroom. Offered with no vendor chain, this is not your average apartment and viewing is a must to fully appreciate the accommodation on offer.

Property details

- A Spacious and Well-Presented Ground Floor Apartment
- One of Didsbury's Most Sought-after Tree Lined Developments
- Two Large Double Bedrooms, En-Suite Shower Room and Contemporary Bathroom Suite
- Spacious Open Plan Living/Dining and Modern Fitted Kitchen
- Secure Allocated Parking and No Vendor Chain
- Close to Local Amenities and Excellent Transport Links



About this property

Internally the property comprises of; welcoming hallway with two useful storage cupboards, a bright open plan living/dining room opening to a contemporary fitted kitchen and light and airy orangery, a beautifully presented and sizeable primary bedroom complete with en-suite shower room, a large double second bedroom and a modern family bathroom completes the internal accommodation.

The property enjoys a private location within the mature, well maintained gardens and secure allocated parking which is accessed via remote controlled security gates. Located on the leafy Mersey Road, equi-distant from Didsbury Village and West Didsbury make this-a must see apartment.

Offered to the market with No Vendor Chain.

There is easy access to both Didsbury and West Didsbury Villages 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 Barlow Moor Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of all schools.



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DIRECTIONS

M20 2UL

COUNCIL TAX BAND

D

TENURE

Leasehold

SERVICES (NOT TESTED)

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

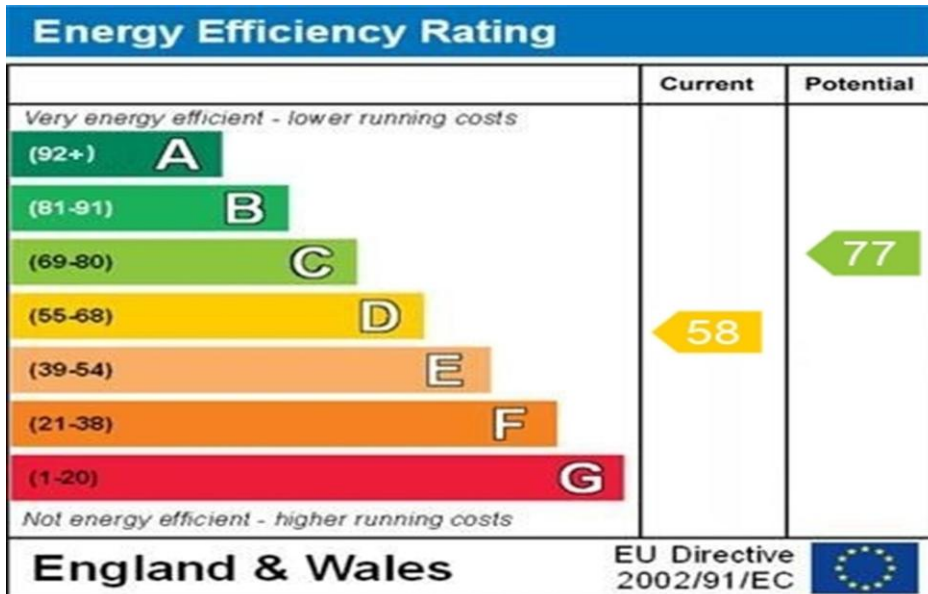
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Electric

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Copper wire

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

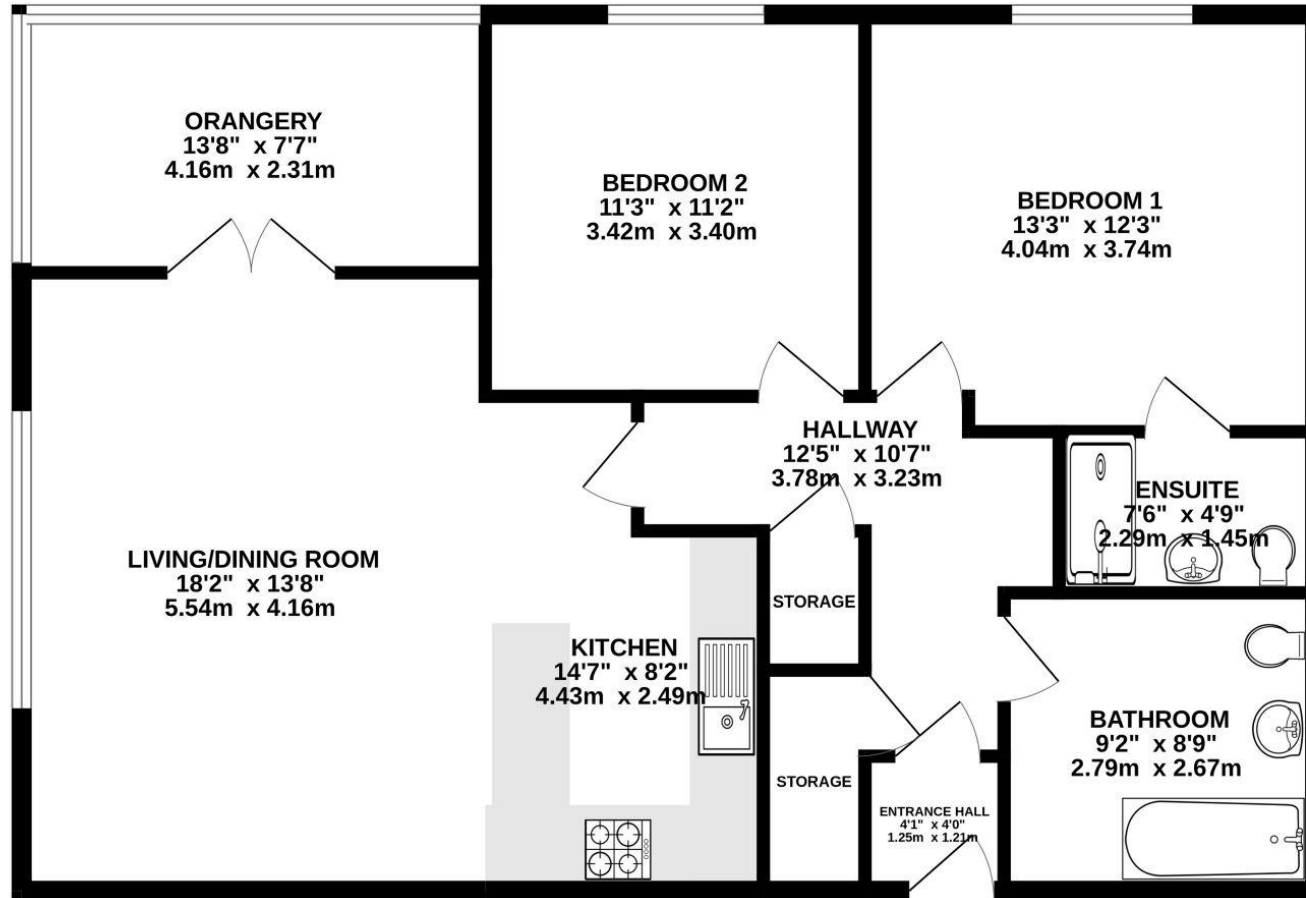
Ask Agent

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
981 sq.ft. (91.1 sq.m.) approx.





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