



Flat 2, 23 Fog Lane, Didsbury
Manchester

£295,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Flat 2

23 Fog Lane, Didsbury

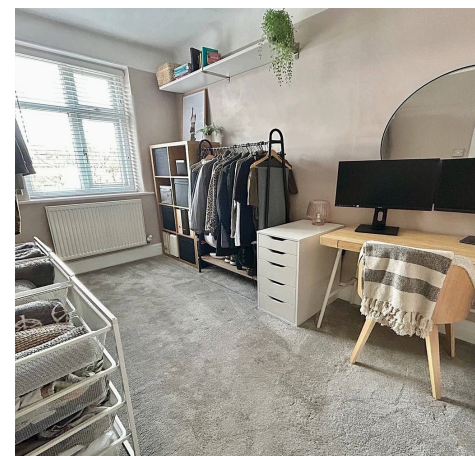
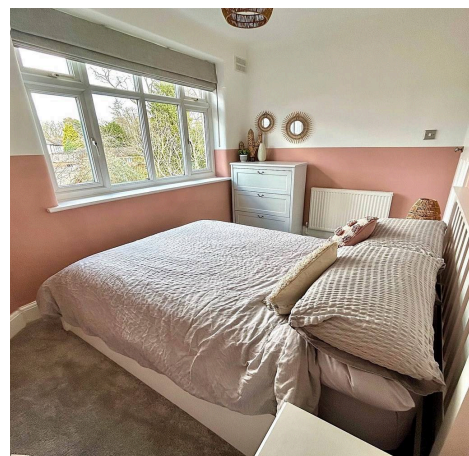
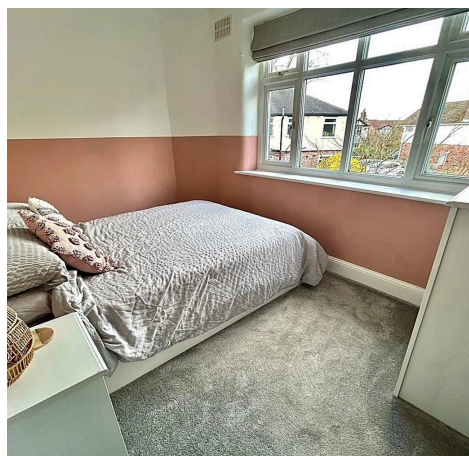
A stunning and stylish, three double bedroom bay fronted first floor apartment which boasts an abundance of natural light and attractive features such as stained glass windows. Measuring a highly impressive 811 SQ FT and has been finished to a high standard throughout. Located in one of Didsbury's premium 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.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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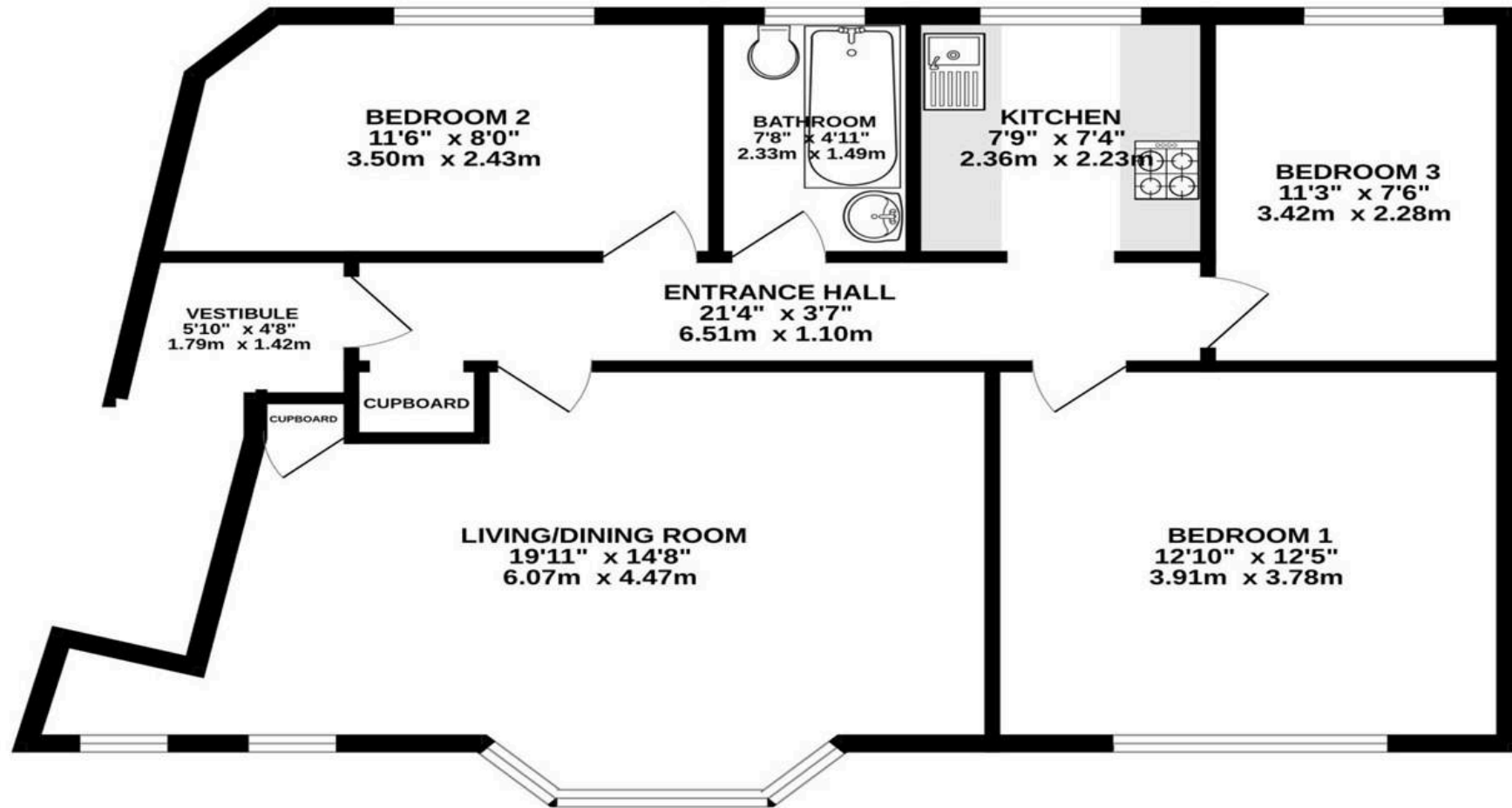
A well appointed three double bedroom apartment situated within a popular development and within walking distance to both Didsbury Village and Fog Lane Park.

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.



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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