



22 Larke Rise, West Didsbury  
Manchester

£425,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



## 22 Larke Rise

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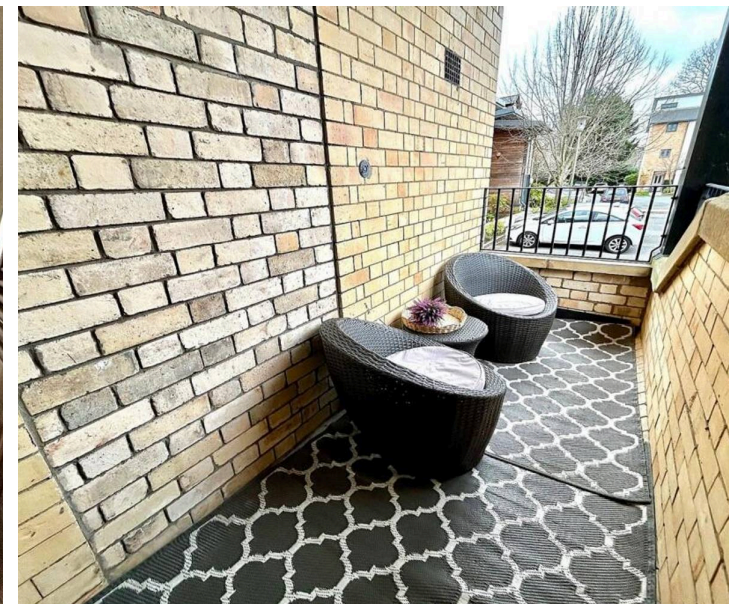
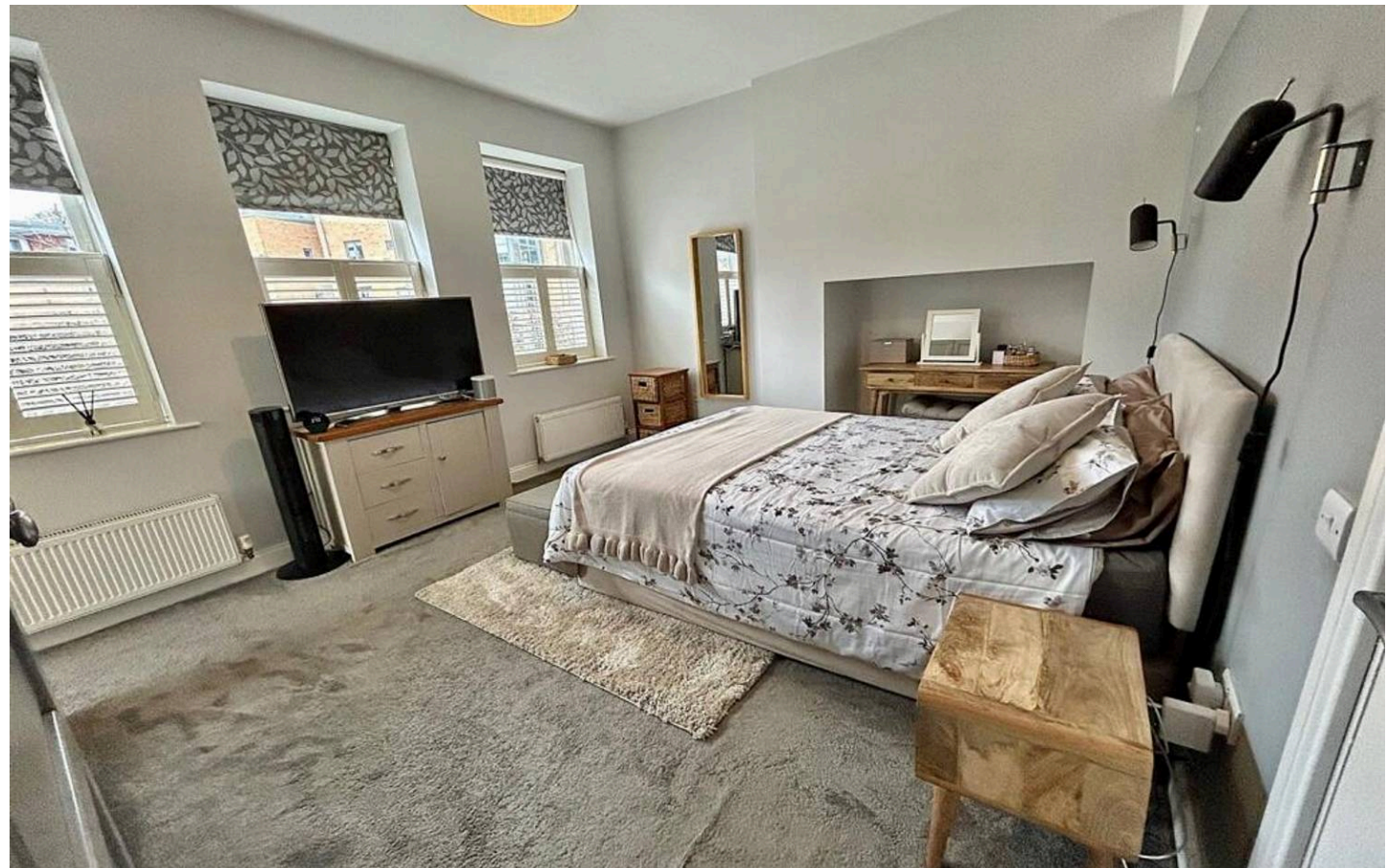
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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



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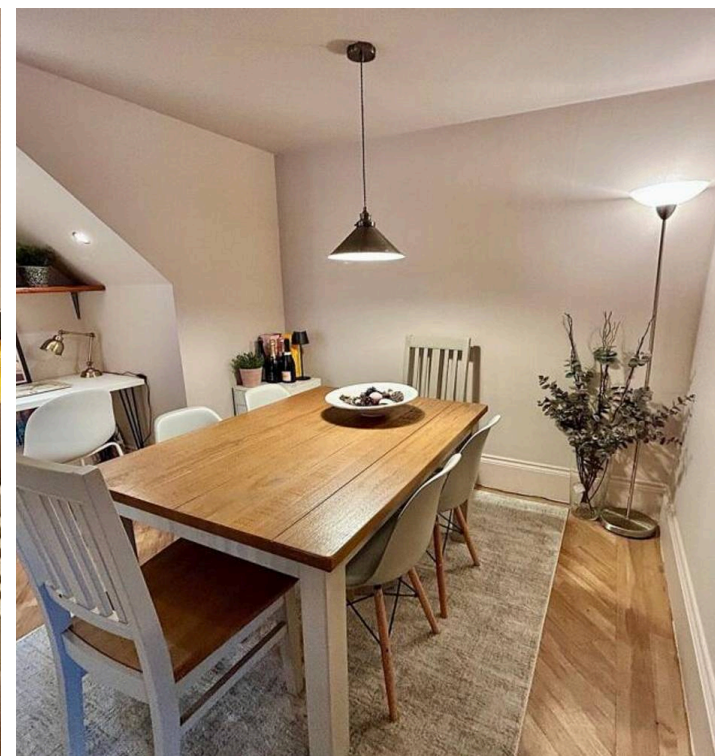
A stylish and spacious two double bedroom duplex apartment which occupies the ground and lower ground floor of an attractive conversion. Measuring an impressive 1098 SQ FT and located a short walk away from both Didsbury and West Didsbury Villages as well as Marie Louise Gardens. Boasting light and airy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

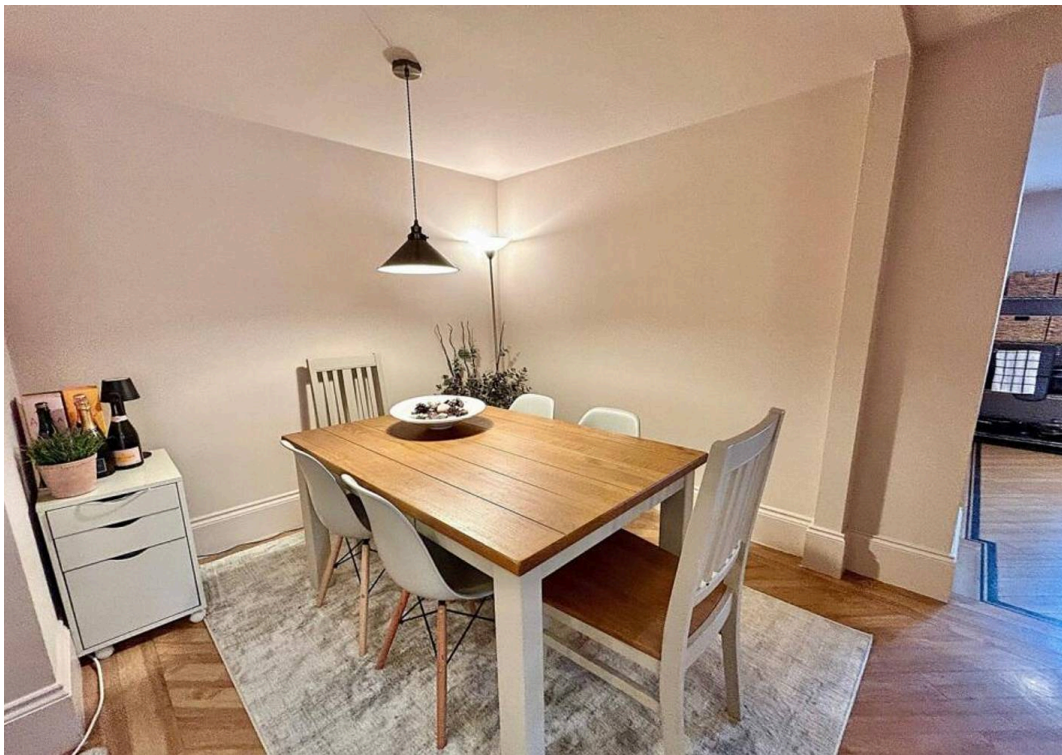
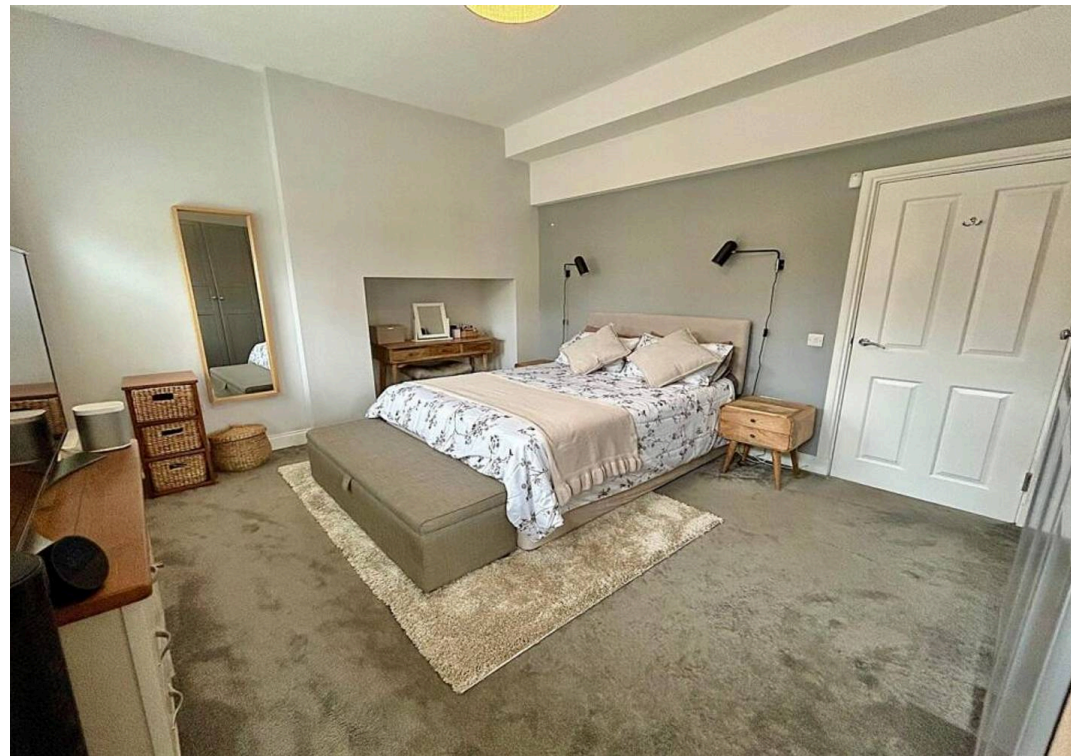
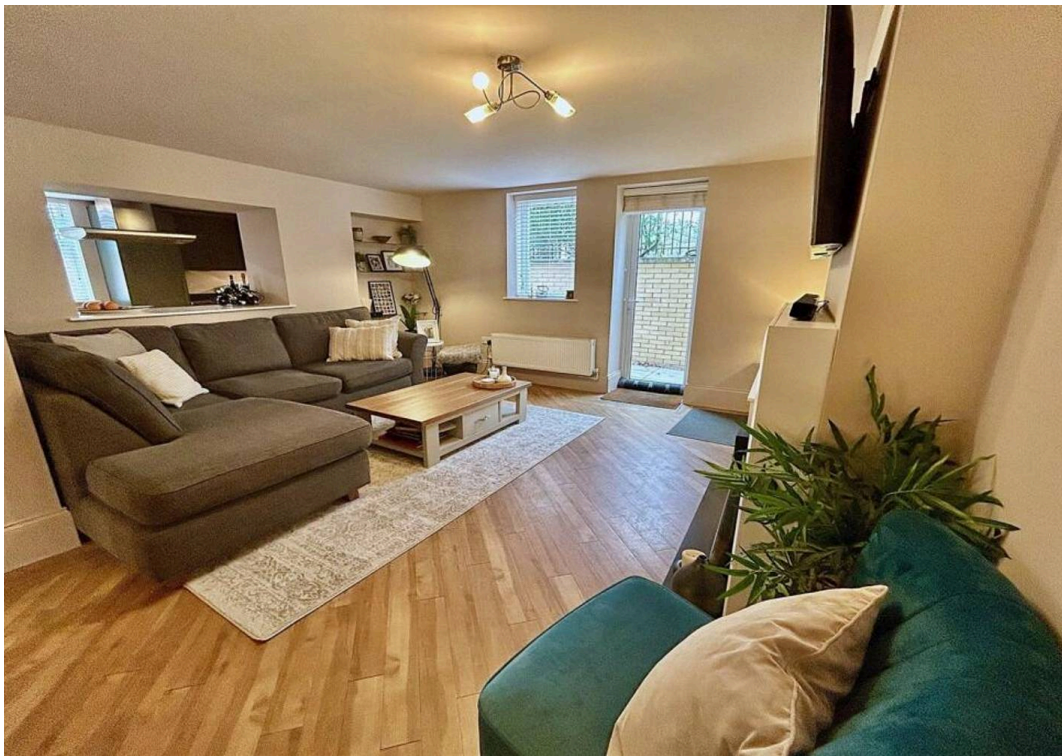
Internally the property is accessed from the ground floor with a large entrance hallway and useful storage cupboard. Two large double bedrooms with the primary bedroom boasting an abundance of natural light and access to a Westerly facing balcony. A recently refitted, designer three piece bathroom suite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





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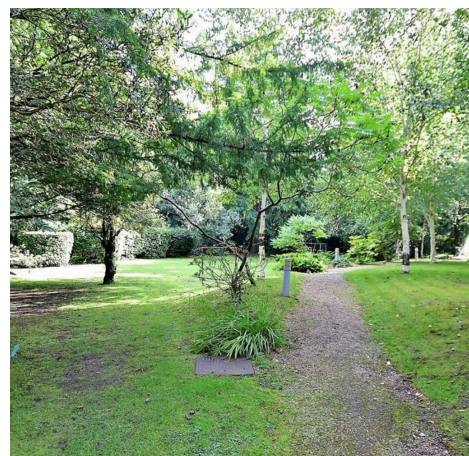
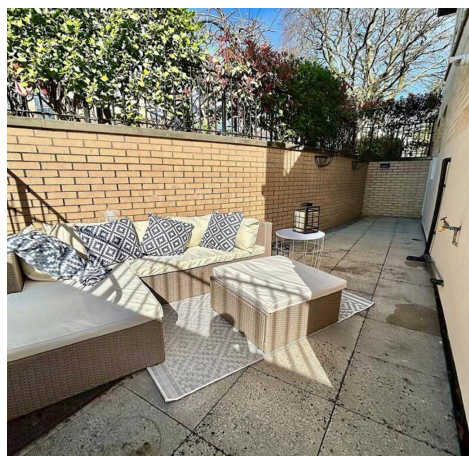
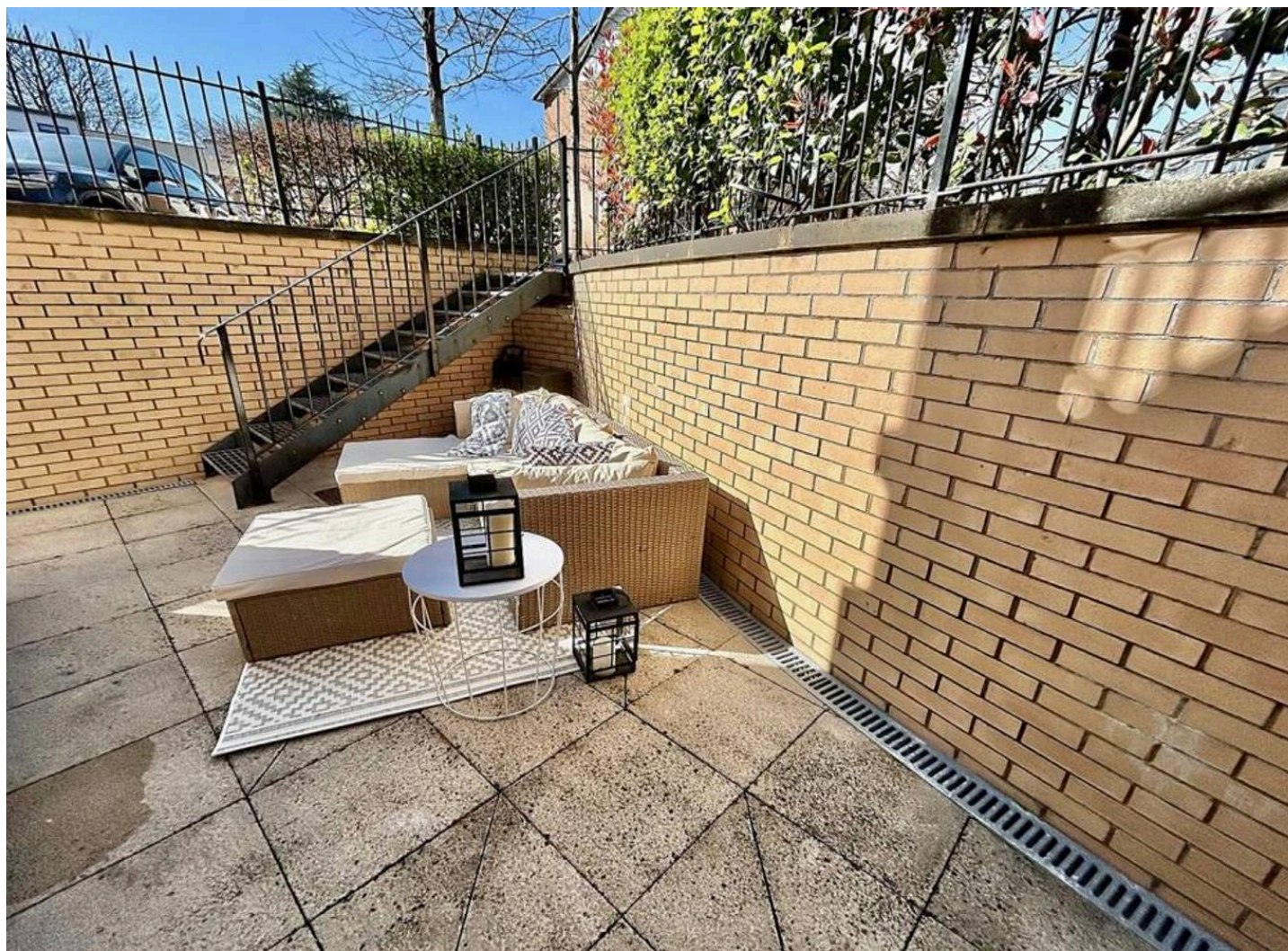
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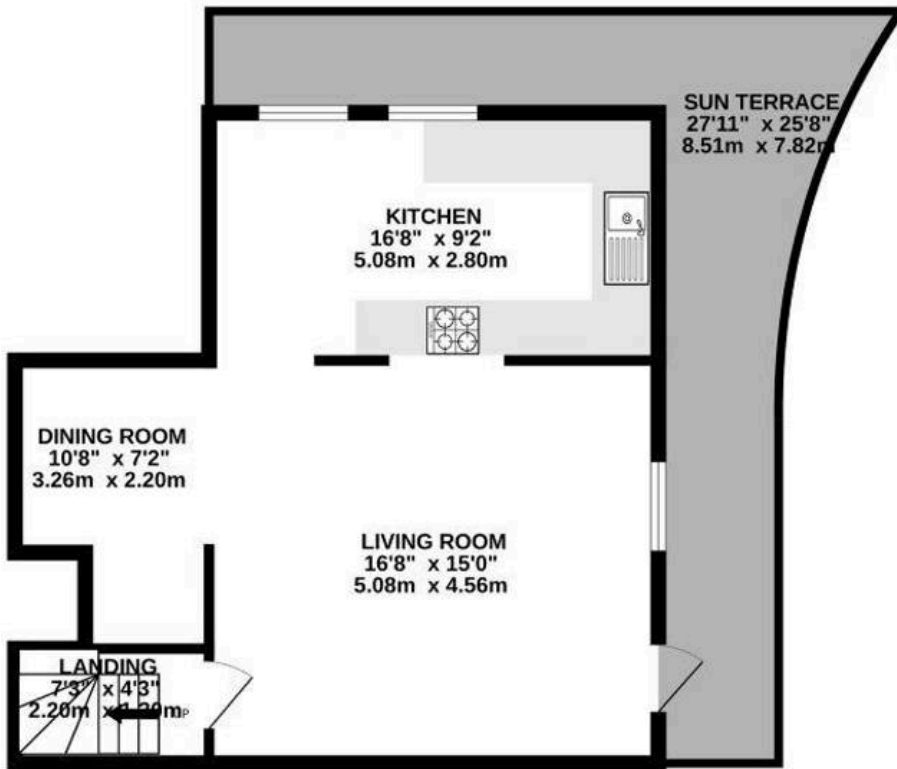
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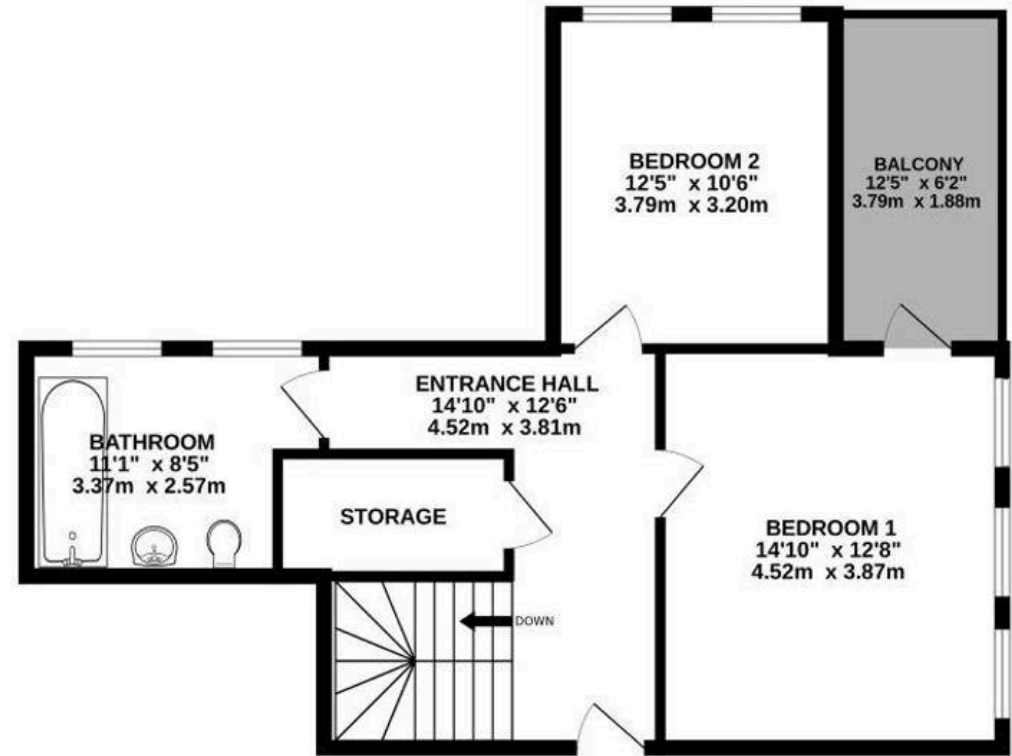
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LOWER GROUND FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



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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