



Merlin House, Fog Lane, Merlin House
Manchester

£190,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Merlin House, Fog Lane

Merlin House, Manchester

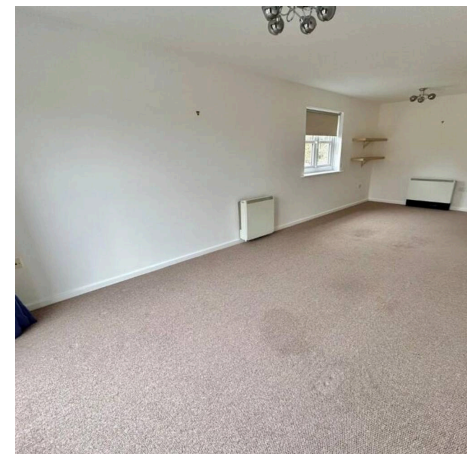
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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



Merlin House, Fog Lane

Merlin House, Manchester

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.

DESCRIPTION

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.

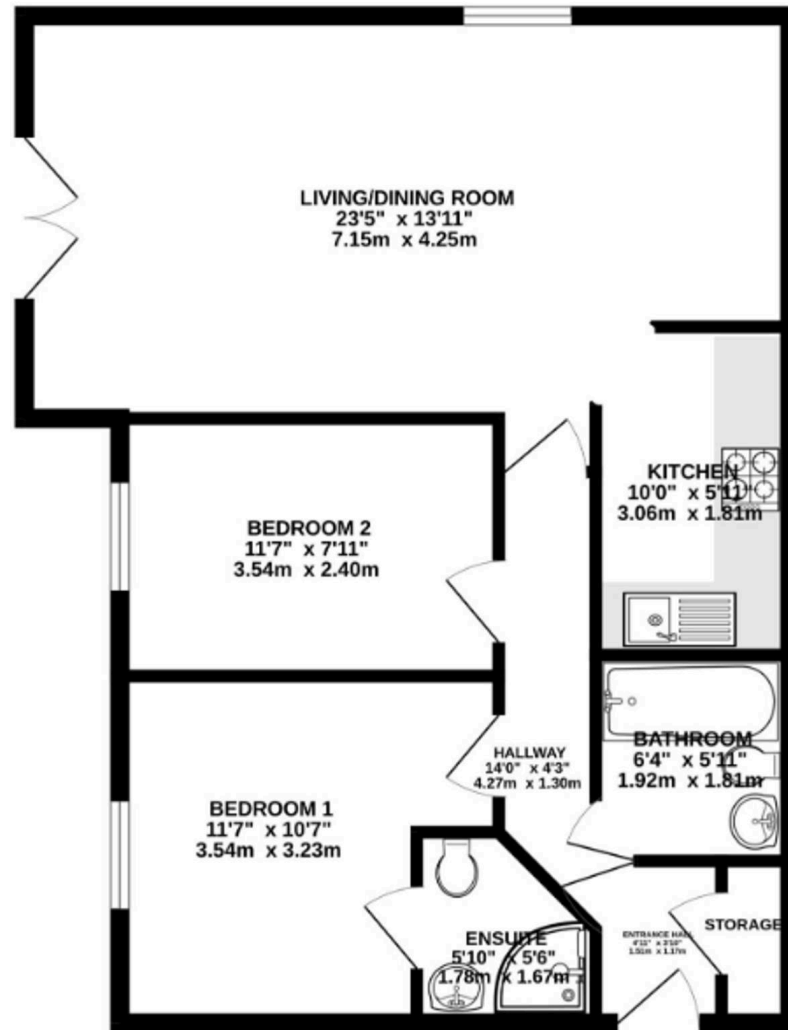
Externally the apartment is situated in a purpose built block with allocated parking and secure entry. Located only moments from excellent transport links and local amenities.

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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 also a short drive away.



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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