

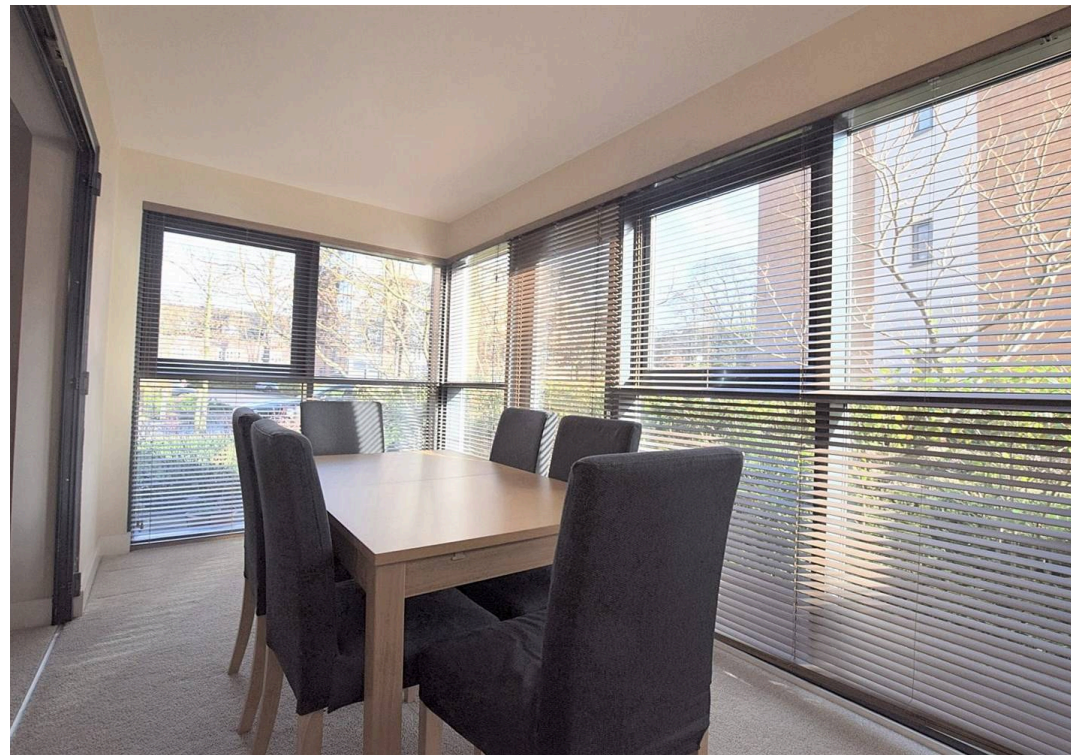


Flat 1 Larke Rise, 2 Mersey Road, Larke Rise, West Didsbury
Manchester

£330,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Flat 1 Larke Rise, 2 Mersey Road

Larke Rise, Manchester

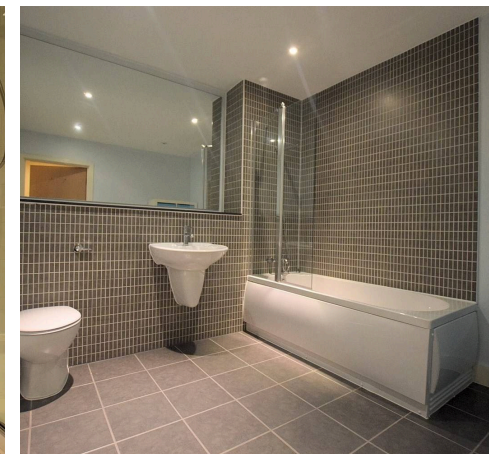
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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



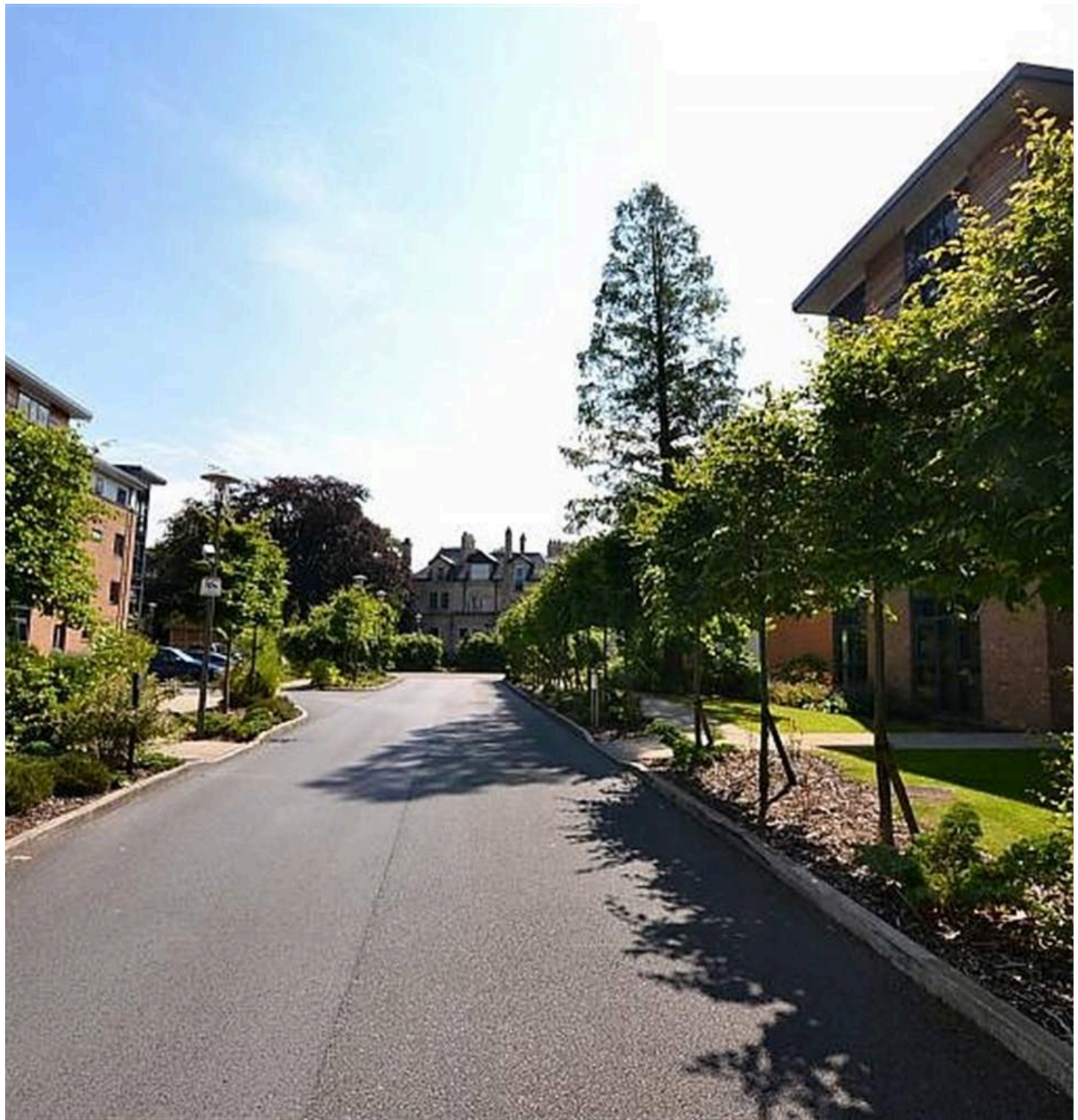
Flat 1 Larke Rise, 2 Mersey Road

Larke Rise, Manchester

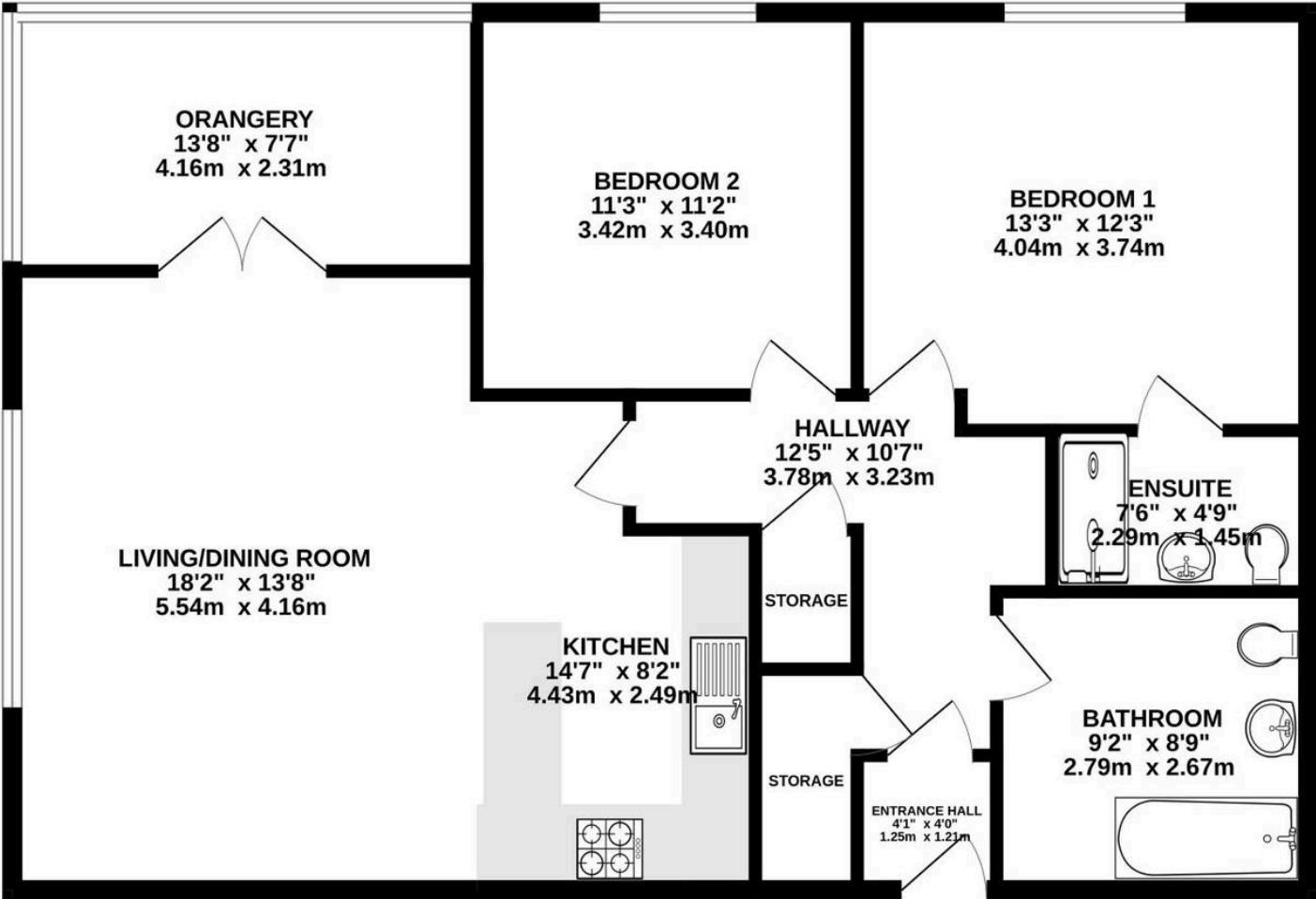
This truly stunning two double bedroom ground floor apartment is situated in one of Didsbury's most sought after gated developments, just a short stroll from both Didsbury and West Didsbury Villages. The internal accommodation is well presented and spacious, and has been adapted to include a larger kitchen 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.

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



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



TOTAL FLOOR AREA : 981 sq.ft. (91.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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