



**GASCOIGNE  
HALMAN**

CEDARWOOD CLOSE, NORTHENDEN

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THE AREAS LEADING ESTATE AGENT



## CEDARWOOD CLOSE, NORTHENDEN

**£380,000.00**

A beautifully presented modern townhouse boasting immaculate and stylish accommodation over three floors. The property offers a healthy 1377 sq ft with four bedrooms, three modern bathrooms including one en-suite, large living room and separate sitting room, spacious and modern fitted dining kitchen, private garden with decked seating area for al fresco dining and off-road parking. Situated on a quiet development close to Northenden village and only a short distance to Gatley town centre.

Northenden has excellent commuter links via the M56 and M60 together with Princess Parkway and A34 providing easy access to the City Centre. Manchester International Airport is a ten minute drive away.

Northenden Centre has a good range of small shops- Tesco Express, Coop, Costa, butcher and greengrocer with larger supermarkets ten minutes away.

The River Mersey Green Belt is close by incorporating the Trans Pennine Walking Trail. The house is on National Cycle Route 62. Withington, Didsbury and Northenden Golf Clubs are all a short walk along the banks of the river in both directions.

Schools in the area are good with the C of E primary school now forming part of the St James and Emmanuel Academy Trust in Didsbury.

The new Didsbury High School located on Princess Park Way opened in 2019.



We are pleased to introduce this superb modern townhouse which is sure to be popular, measuring an impressive 1377 sq ft of accommodation with immaculate and stylish presentation throughout.

Internally the property comprises; large welcoming entrance hallway, shower room, useful under stairs storage cupboard, a good-sized refitted dining kitchen with French doors opening to the rear garden and a further spacious sitting room completes the ground floor accommodation.

To the first floor there is a large living/dining room, double bedroom and modern family bathroom.

To the second floor there are three bedrooms consisting of a large master suite with fitted wardrobes and en-suite, a further double bedroom and an additional single bedroom perfect for a study or nursery.

Externally the property comes with a good-sized private garden with attractive wooden decked area for al fresco dining whilst to the front there is a driveway for off-road parking.

#### **DIRECTIONS**

M22 4QJ

#### **DINING KITCHEN**

15'11 (4.85m) x 15'8 (4.78m)

#### **BEDROOM/SITTING ROOM**

10'3 (3.12m) x 9'1 (2.77m)

#### **LIVING ROOM**

19'2 (5.84m) x 15'11 (4.85m) reducing to 8'4

#### **BATHROOM**

11'2 (3.4m) x 9'6 (2.9m)

#### **BEDROOM 3**

7'8 (2.34m) x 7'7 (2.31m)

#### **BEDROOM 1**

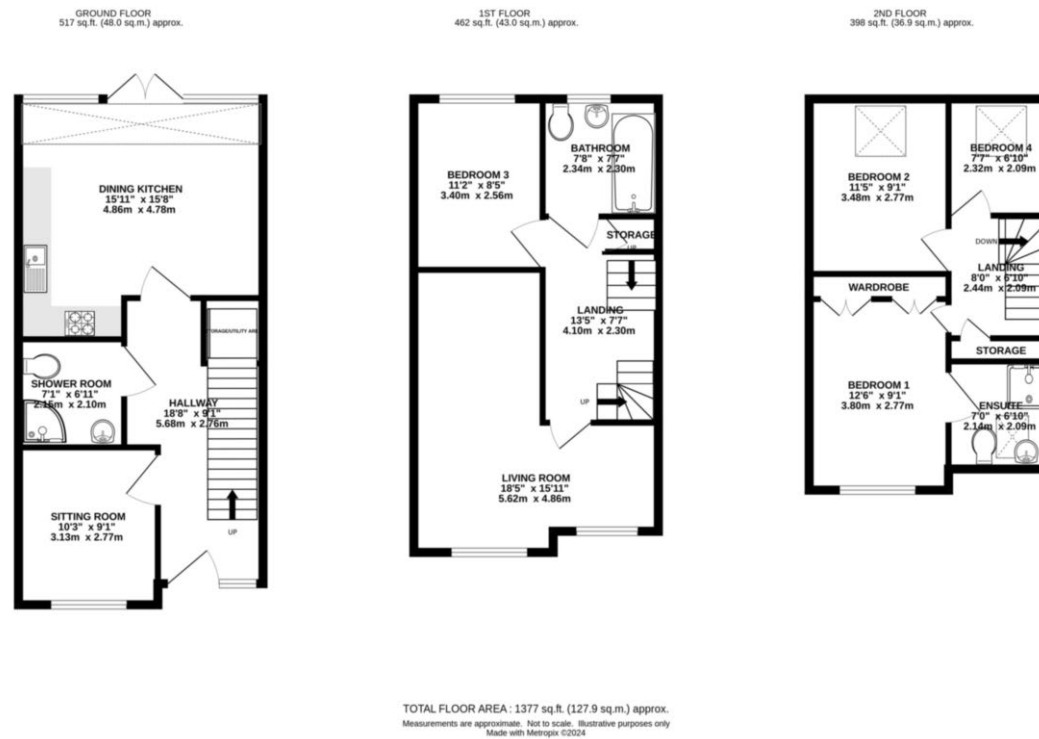
14'4 (4.37m) x 9'1 (2.77m)

#### **BEDROOM 2**

11'5 (3.48m) x 9'1 (2.77m)

#### **BEDROOM 4/STUDY**

7'7 (2.31m) x 6'10 (2.08m)



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