



**GASCOIGNE
HALMAN**

ALLANSON ROAD, NORTHENDEN

THE AREAS LEADING ESTATE AGENT



ALLANSON ROAD, NORTHENDEN

£325,000

A tastefully extended and immaculately presented two double bedroom period semi detached property situated only moments from Northenden Village with its array of bars, restaurants and shops. Offering stylish accommodation throughout with stunning features, bay fronted living room, light and airy dining room, extended modern fitted kitchen overlooking the rear garden, two good sized double bedrooms and a contemporary four piece bathroom suite.

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.



Internally the property comprises;- welcoming hallway which opens too the bay fronted living room with feature fireplace and ample period features, a charming dining room with a further feature fireplace and under stairs storage, a modern fitted extended kitchen with french door overlooking the rear garden.

To the first floor there are two good sized double bedrooms and a four piece contemporary bathroom suite.

Externally the property boasts a generous garden with fenced boundaries to the rear and the side offers a superb entertaining area, ideal for al fresco dining with further storage to the front.

The property is ideally situated on a quiet road only a short stroll to Northenden village and all easy access to all major transport links.

DIRECTIONS

M22 4HN

GROUND FLOOR

LIVING ROOM

11'4 (3.45m) x 13'2 (4.01m)

DINING ROOM

11'4 (3.45m) x 13'2 (4.01m)

KITCHEN

20'5 (6.22m) x 8'5 (2.57m)

BEDROOM 1

13'8 (4.17m) x 13'2 (4.01m)

BEDROOM 2

12'4 (3.76m) x 8' (2.44m)

BATHROOM

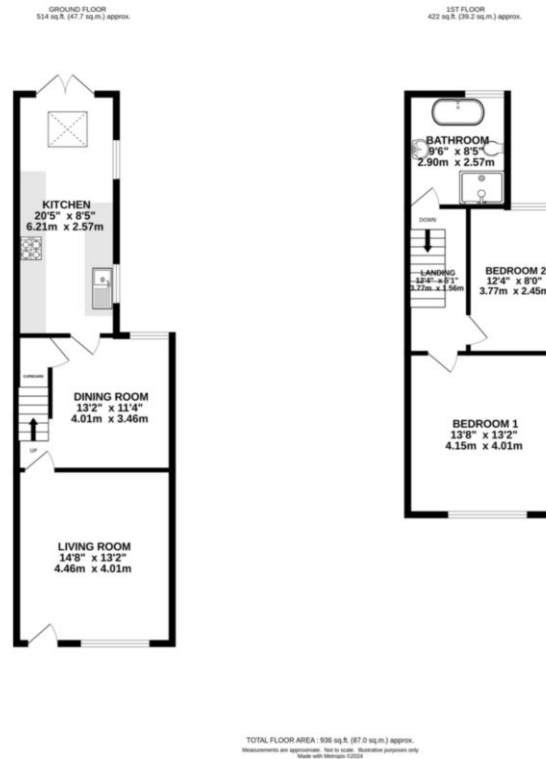
9'6 (2.9m) x 8'5 (2.57m)

LEASEHOLD

Leasehold.

990 year lease with 860 years remaining.

Ground Rent £5.00 per annum.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignehalman.co.uk

Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20 6RN

**GASCOIGNE
HALMAN**