



GASCOIGNE HALMAN

VICTORIA ROAD, NORTHENDEN

THE AREAS LEADING ESTATE AGENT



VICTORIA ROAD, NORTHENDEN

£360,000.00

A spacious and thoughtfully extended period end terrace home in the heart of Northenden village. Measuring an impressive 1150 SQ FT and boasting stylish and well presented accommodation throughout. With an abundance of original features, bay fronted living room, a further bay fronted sitting room, modern fitted kitchen with very useful utility room and downstairs W/C. Two good sized double bedrooms and a further single and a contemporary bathroom suite. Off road parking to the front and a generous private garden.

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; a welcoming entrance hallway, a spacious bay fronted living room, a further bay fronted sitting room which benefits from a feature fireplace and overlooks the private rear garden. A modern fitted kitchen leads to a useful utility room and downstairs W/C which completes the ground floor accommodation.

To the first floor there are two good sized double bedrooms with the primary bedrooms benefiting from a feature fireplace while the third bedroom is a single bedroom. A contemporary three piece bathroom suite serves all three bedrooms.

Externally to the front of the property you are greeted by a gate entrance and off road parking. A secure gate provides access to the private and large rear Southerly facing garden with fenced boundaries, mature plants and area for entertaining.

Located in the heart of Northenden Village, close to local amenities and excellent transport links.

DIRECTIONS

M22 4JP

LIVING ROOM

14'3 (4.34m) into bay x 11'5 (3.48m)

SITTING ROOM

13'11 (4.24m) x 13'9 (4.19m) into bay

DINING KITCHEN

12'9 (3.89m) x 14'8 (4.47m)

UTILITY ROOM

5'2 (1.57m) x 9'9 (2.97m)

BEDROOM 1

13'10 (4.22m) x 11'9 (3.58m)

BEDROOM 2

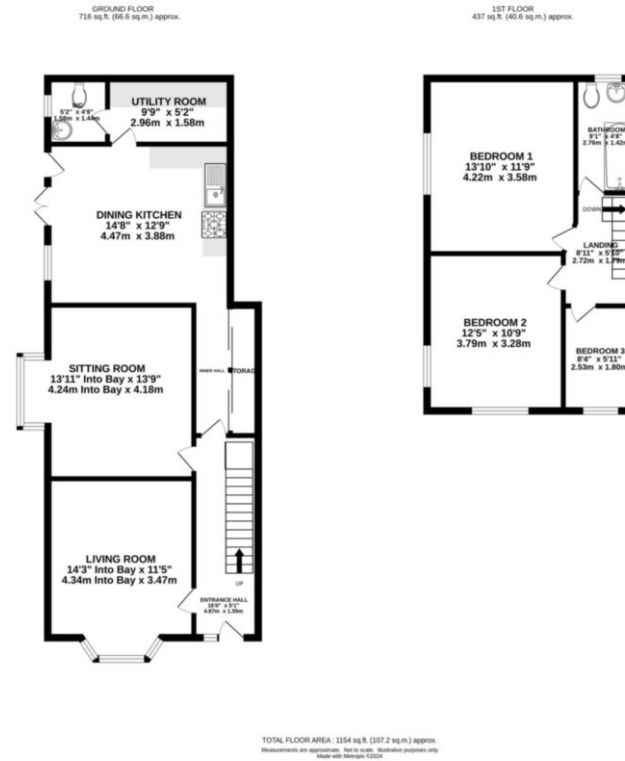
12'5 (3.78m) x 10'9 (3.28m)

BEDROOM 3

8'4 (2.54m) x 5'11 (1.8m)

BATHROOM

9'1 (2.77m) x 4'8 (1.42m)



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