



**GASCOIGNE  
HALMAN**

RIPPINGHAM ROAD, WITHINGTON

---

THE AREAS LEADING ESTATE AGENT



## RIPPINGHAM ROAD, WITHINGTON

### Offers In Excess Of £400,000.00

A recently refurbished and renovated period bay fronted terrace property, located in a highly desirable residential area and close to local amenities and excellent transport links. Boasting stylish and immaculate accommodation throughout and measuring an impressive 1471 SQ FT. The property also benefits from an array of period features over three floors of living accommodation with a superb modern twist. This property is offered to the market with No Vendor Chain.



Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre is located on along Wilmslow Road, offers more than adequate shopping facilities for everyday requirements. Mauldeth Road railway station nearby, provides commuter services to Manchester City centre and Manchester International Airport. Withington is ideally situated for ease of access to both University and hospital complexes at The Christie and Manchester Royal Infirmary. Schools and recreational facilities in the area are good.



Internally the property comprises; welcoming entrance hallway, bay fronted living room with a feature fireplace and high ceilings, a rear dining room with built in storage and a further feature fireplace, a designer and stylish modern kitchen with integrated appliances, which also provides access to the rear courtyard garden.

To the first floor there are three bedrooms, with two generous double light and airy bedrooms, a further single and a superb three piece bathroom suite serves all three bedrooms.

To the second floor there is a further double bedroom with an attractive skylight.

Externally the property is approached via a gated entrance, to the rear there is a courtyard garden which benefits from a decked area.

### **DIRECTIONS**

M20 3EX

### **LIVING ROOM**

14'6 (4.42m) into bay x 11'3 (3.43m)

### **DINING ROOM**

14'9 (4.5m) x 11'7 (3.53m)

### **KITCHEN**

16'2 (4.93m) x 9'4 (2.84m)

### **BEDROOM 1**

12'1 (3.68m) x 14'9 (4.5m)

### **BEDROOM 2**

12'5 (3.78m) x 14'9 (4.5m)

### **BEDROOM 3**

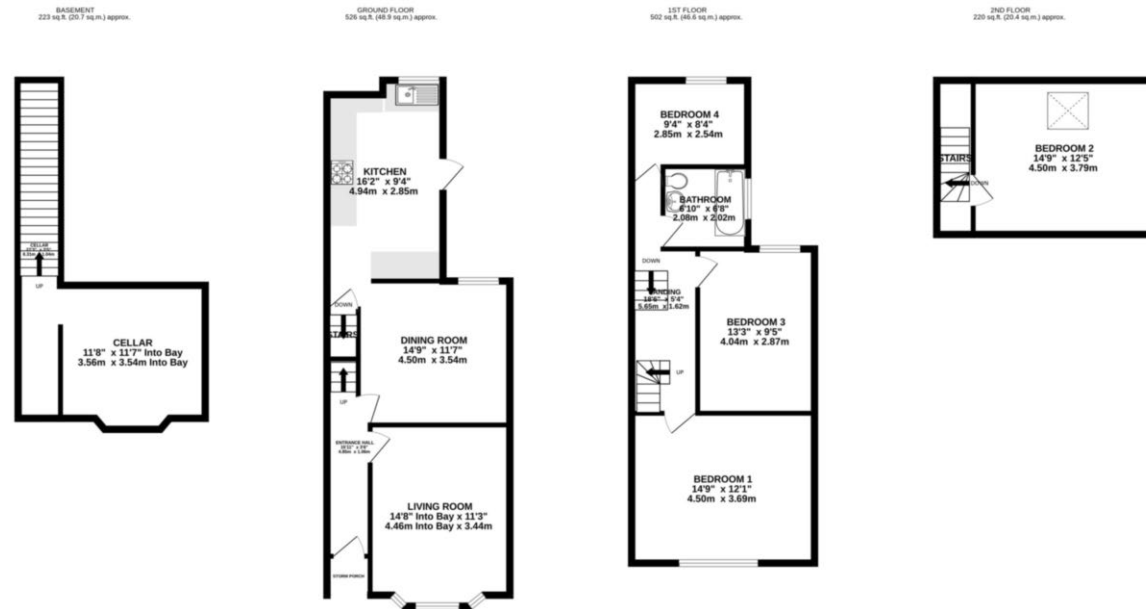
13'3 (4.04m) x 9'5 (2.87m)

### **BEDROOM 4**

8'4 (2.54m) x 9'4 (2.84m)

### **BATHROOM**

6'9 (2.06m) x 6'10 (2.08m)



TOTAL FLOOR AREA : 1471 sq.ft. (136.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

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**