



**GASCOIGNE
HALMAN**

VICTORIA ROAD, NORTHENDEN

THE AREAS LEADING ESTATE AGENT



VICTORIA ROAD, NORTHENDEN

£385,000

A spacious and thoughtfully extended period end terrace home in the heart of Northenden village. Boasting stylish and well presented accommodation throughout. With an abundance of original features, bay fronted dining room, living room, modern fitted kitchen and utility room. Two good sized double bedrooms and a further single and a superb family bathroom. On street parking to the front and a beautiful private rear 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, bay fronted dining room, living room which overlooks the private rear garden, modern fitted kitchen and a utility room completes the ground floor accommodation.

To the first floor there are two good sized double bedrooms, while the third bedroom is a single bedroom. A luxury four piece family bathroom suite serves all three bedrooms.

Externally to the front of the property you are greeted by a gate entrance and on street parking. A shared pathway to the side of the property leads to the private and large rear Southerly facing garden with fenced boundaries, mature plants and enclosed decked area perfect for entertaining.

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

DIRECTIONS

M22 4JP

DINING ROOM

13'9 (4.19m) into bay x 11'3 (3.43m)

LIVING ROOM

14'9 (4.5m) x 11'3 (3.43m)

KITCHEN

18'4 (5.59m) x 8'9 (2.67m)

UTILITY ROOM

10'1 (3.07m) x 4'11 (1.5m)

BEDROOM 1

13'8 (4.17m) x 11'3 (3.43m)

BEDROOM 2

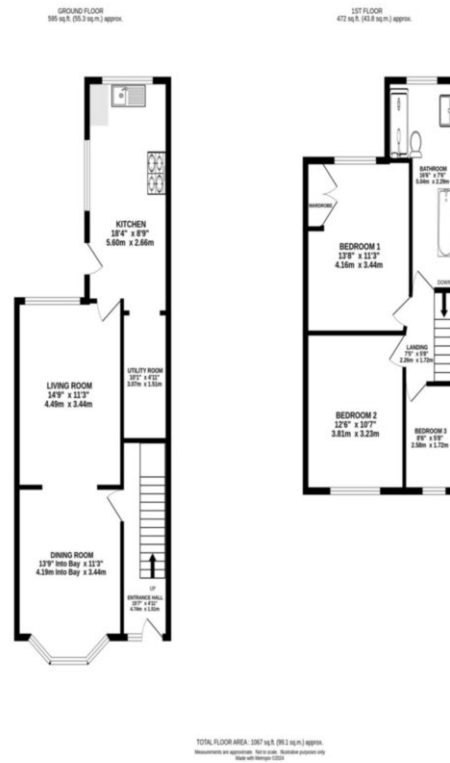
12'6 (3.81m) x 10'7 (3.23m)

BEDROOM 3

8'6 (2.59m) x 5'8 (1.73m)

BATHROOM

16'6 (5.03m) x 7'5 (2.26m)



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