



**GASCOIGNE
HALMAN**

ROUNDWOOD ROAD, NORTHENDEN

THE AREAS LEADING ESTATE AGENT



ROUNDWOOD ROAD, NORTHENDEN

£325,000.00

A well presented bay fronted semi detached property situated within a highly desirable residential area. Boasting immaculate and stylish finishing throughout and is being offered to the market with No Vendor Chain. The property offers any buyers a superb modern way of living, with a modern fitted open plan dining kitchen, bay fronted living room, three good sized bedrooms and a contemporary three piece bathroom suite. Occupying an attractive corner plot with a generous garden, detached garage and off road parking, within moments from Northenden Village and excellent transport links.

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 of; a welcoming entrance hallway, bay fronted living room benefiting from a feature fireplace, a light and airy modern fitted open plan dining kitchen with french doors overlooking the rear garden. A useful storage cupboard completes the ground floor accommodation.

To the first floor there are three good sized bedrooms with the principle bedrooms benefiting from a further bay fronted window. A three piece contemporary bathroom suite serves all three bedrooms.

Externally the property occupies a charming corner plot with gardens to three sides, off road parking and a detached garage. Within moments from Northenden Village and excellent transport links. The property is offered to the market with No Vendor Chain.

DIRECTIONS

M22 4AT

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

12'10 (3.91m) x 7'5 (2.26m)

DINING KITCHEN

8'7 (2.62m) x 18'3 (5.56m)

LIVING ROOM

14'0 (4.27m) Into Bay x 10'11 (3.33m)

BEDROOM 1

10'6 (3.2m) Into Bay x 10'11 (3.33m)

BEDROOM 2

8'7 (2.62m) x 10'11 (3.33m)

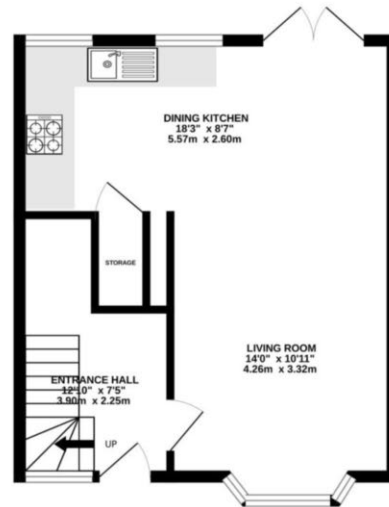
BEDROOM 3

8'7 (2.62m) x 7'5 (2.26m)

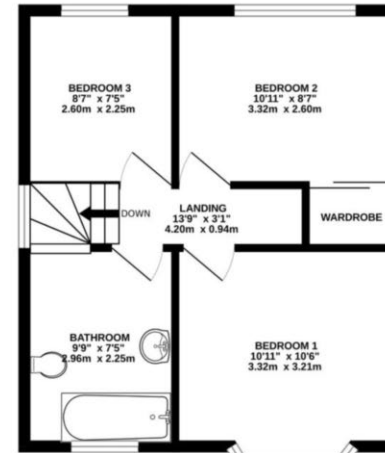
BATHROOM

9'9 (2.97m) x 7'5 (2.26m)

GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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