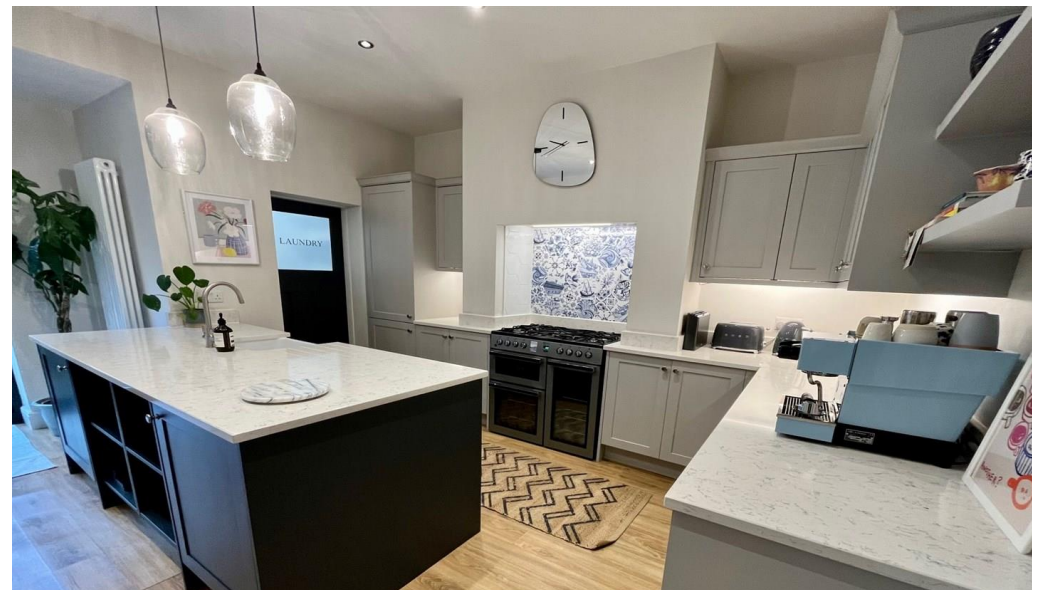




**GASCOIGNE
HALMAN**

St. Catherine's Road, Withington
£420,000

THE AREA'S LEADING ESTATE AGENCY



A simply stunning bay-fronted period terrace which boasts beautifully appointed stylish accommodation throughout with a real attention to detail. Thoughtfully extended and remodeled internally, the property offers three bedrooms, refitted modern bathroom, generous living room with feature fireplace and attractive bay-window, superb dining kitchen with central island, quartz worktops and sliding doors to the rear garden. The property also offers a laundry room and downstairs wc. Attractive private landscaped rear gardens.

Property details

- Stunning Bay-Fronted Period Terrace with Immaculate and Tasteful Accommodation
- Superb Extended Dining Kitchen With Central Island And Quartz Worktops
- Three Generous Bedrooms and a Stunning Bathroom Suite
- Redesigned Landscaped Rear Garden
- Close To Withington Village, Burton Road And Old Moat Park
- No Vendor Chain



About this property

We are delighted to introduce this highly impressive period property which is sure to impress. Having undergone a full renovation program to the highest of standards the property offers stylish and immaculate extended accommodation combining attractive period features with modern comforts.

Internally the property comprises; welcoming entrance hallway with useful cloaks area, generous front living room with attractive bay-window, fully restored original fireplace and bespoke built-in cabinetry, a truly superb extended dining kitchen with Quartz worktops, central island and modern sliding doors leading to the rear garden. The kitchen also gives access to the laundry room which offers a clothes drying area and access to the refitted downstairs wc.

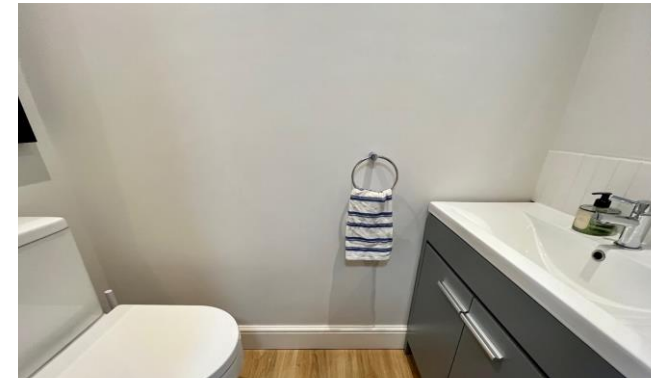
To the first floor there are three bedrooms including two large double bedrooms, both boasting bespoke fitted wardrobes and fully restored original period fireplaces, there is also a further single bedroom, perfect for a home office or Nursery. All bedrooms are served by a stylish refitted bathroom with attractive tiling and quality fittings.

Externally to the rear there is a fully redesigned landscaped garden offering a combination of decked and flagged flooring with modern fencing and a good degree of privacy.

The property also has the added benefit of being fully rewired and re plumbed as well as the installation of traditional column radiators which were fitted in 2020.

The property enjoys a quiet yet convenient location on a peaceful cul-de-sac only









DIRECTIONS

M20 3EF

COUNCIL TAX BAND

B

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

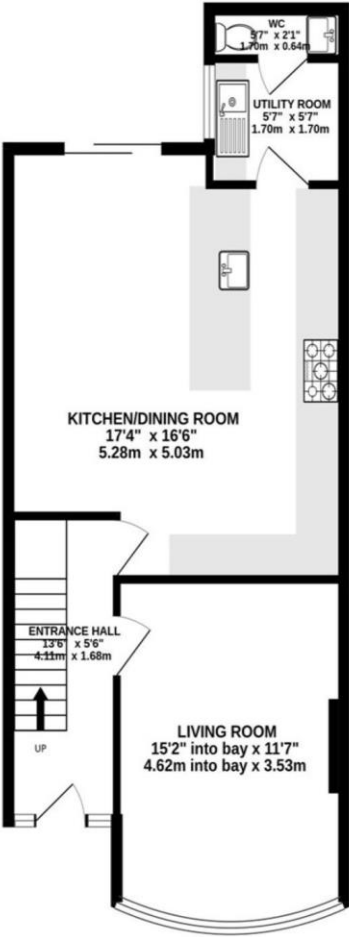
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

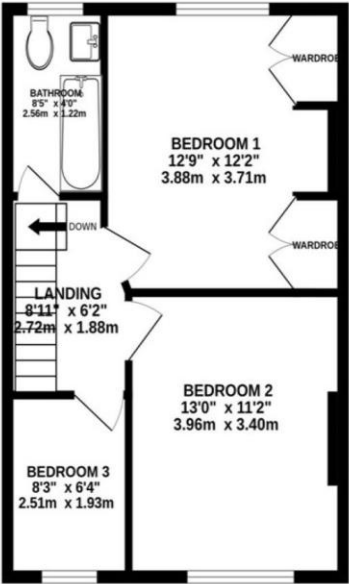
No

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GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.





THE AREA'S LEADING ESTATE AGENCY

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