



**GASCOIGNE  
HALMAN**

Calder Avenue, Northenden  
**£340,000.00**

THE AREA'S LEADING ESTATE AGENCY







A well-presented, unique and spacious extended three bedroom semi detached property, a corner plot with gardens to three sides, the property is situated on a quiet cul de-sac in a popular residential area. Offering immaculate accommodation throughout, large living room with feature fireplace, good sized dining room and modern fitted kitchen. Two good sized double bedrooms and a contemporary bathroom suite. Off road parking for multiple vehicles and generous private rear garden to the front side and rear of the property.

## Property details

- Semi Detached Property In A Cul-De-Sac Position
- Two Light and Airy Reception Rooms And A Modern Fitted Kitchen
- Three Bedrooms And A Fitted Family Bathroom
- Off Road Parking And Stunning and Landscaped Gardens To Three Sides
- Close To Local Amenities, Schools And Transport Links
- Viewing Highly Recommended



## About this property

Internally the property boasts a welcoming entrance hallway with useful storage cupboard under the stairs, large light and airy dining room, extended living room with feature fireplace overlooking both the front and rear garden. A modern fitted kitchen completes the ground floor.

To the first floor there are two good sized double bedrooms and a further single, a contemporary three piece bathroom serves all three bedrooms.

Externally to the side there is off road parking for multiple vehicles and a well-kept lawned area, a secure gate leads to the generous rear private garden, whilst to the front there is a stunning and generous landscaped private South facing 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.

















## DIRECTIONS

M22 4AX

## COUNCIL TAX BAND

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## TENURE

Leasehold

## 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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>81 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>60 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## 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

Cable

## 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

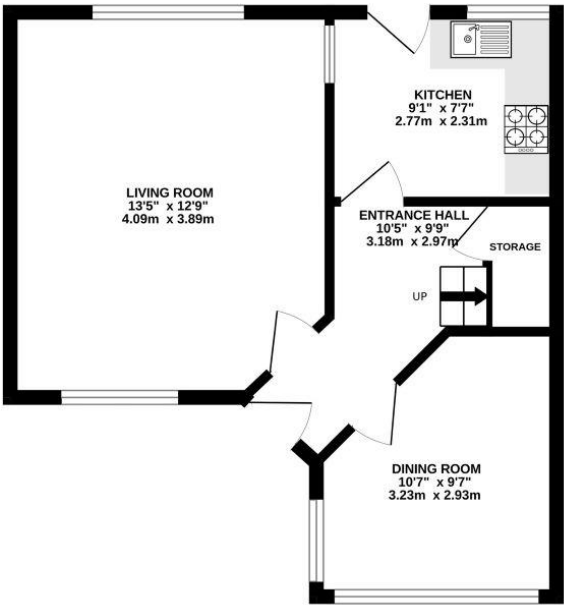
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

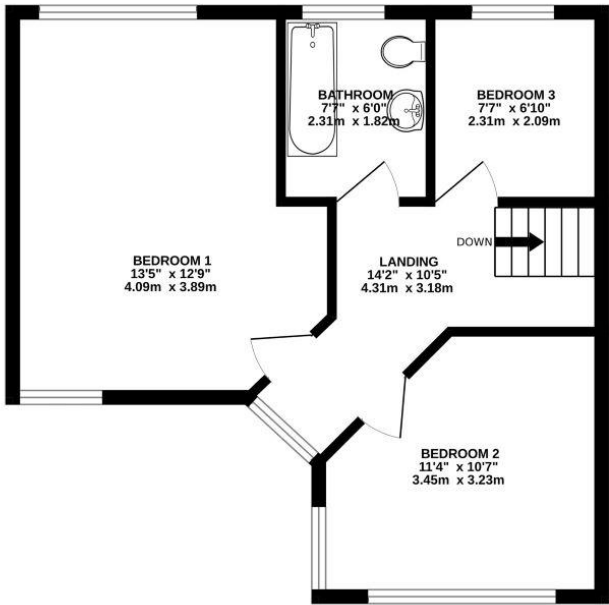
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GROUND FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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