



**GASCOIGNE
HALMAN**

ROUNDWOOD ROAD, NORTHENDEN

THE AREAS LEADING ESTATE AGENT



ROUNDWOOD ROAD, NORTHENDEN

£320,000.00

A well presented and spacious bay fronted semi detached property, located in the heart of a popular residential area. Boasting immaculate accommodation throughout and would be ideal for any first time buyers or investors alike. Large bay fronted living room with feature fireplace, good sized dining room and modern fitted kitchen. Two good sized double bedrooms and a contemporary three piece bathroom suite. Off road parking for multiple vehicles and generous private rear garden which offers potential to extend (STPP). Offered to the market with No Vendor Chain.

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.

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 boasts a welcoming entrance hallway, large light and airy bay fronted dining room with feature fireplace, a rear dining room with french doors overlooking the 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 three piece bathroom serves all three bedrooms and a galleried landing.

Externally to the front there is off road parking for multiple vehicles and a well kept lawned area, a secure gate leads to the generous rear private garden. Offered to the market with No Vendor Chain.

DIRECTIONS

M22 4AT

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

LIVING ROOM

15'4 (4.67m) Into Bay x 12'9 (3.89m)

DINING ROOM

10'11 (3.33m) x 9'11 (3.02m)

KITCHEN

9'0 (2.74m) x 7'5 (2.26m)

BEDROOM 1

11'2 (3.4m) x 9'5 (2.87m)

BEDROOM 2

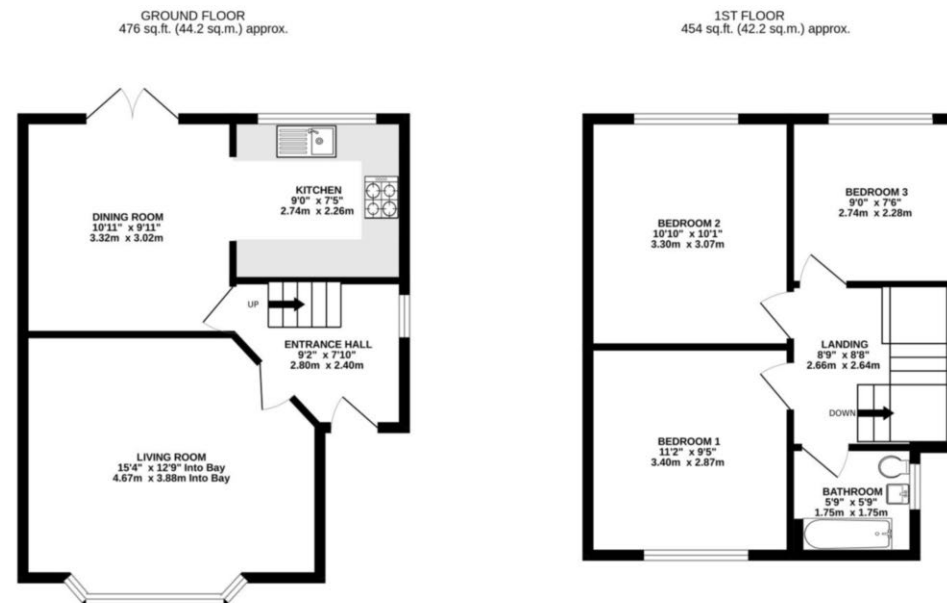
10'10 (3.3m) x 10'1 (3.07m)

BEDROOM 3

9'0 (2.74m) x 7'6 (2.29m)

BATHROOM

5'9 (1.75m) x 5'9 (1.75m)



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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