



**GASCOIGNE
HALMAN**

DELAINE ROAD, WITHINGTON

THE AREAS LEADING ESTATE AGENT



DELAINE ROAD, WITHINGTON

£425,000

A spacious and immaculately presented bay fronted semi detached property which has been tastefully extended to offer superb accommodation throughout. Measuring an impressive 1319 sq ft and boasting three generous double bedrooms, modern fitted kitchen, three good sized receptions rooms, delightful rear garden, garage and offer road parking.

Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre is located on along Wilmslow Road, offers more than adequate shopping facilities for everyday requirements. Mauldeth Road railway station nearby, provides commuter services to Manchester City centre and Manchester International Airport. Withington is ideally situated for ease of access to both University and hospital complexes at The Christie and Manchester Royal Infirmary. Schools and recreational facilities in the area are good.





We are delighted to introduce this well presented extended bay fronted semi detached property, located in a highly sought after residential area.

Internally the property boasts a welcoming entrance hallway with useful shower room which leads to the garage, a bay fronted open plan living/dining room, double doors lead to the light and airy sitting room which overlooks the rear garden and a modern fitted kitchen completes the ground floor.

To the first floor there are three double bedroom having been extended to the second floor also, a contemporary three piece family bathroom serves all three bedrooms.

Externally the property offers off road parking for multiple vehicles, while to the rear there is an enclosed and private generous garden with mature borders.

DIRECTIONS

M20 4QP

LIVING ROOM

7.39m(24'3") into bay x 3.51m(11'6")

SITTING ROOM

4.39m(14'5") x 2.59m(8'6")

KITCHEN

23'11 (7.29m) x 7'9 (2.36m)

SHOWER ROOM

5'9 (1.75m) x 2'4 (.71m)

BEDROOM 1

13'6 (4.11m) into bay x 11'7 (3.53m)

BEDROOM 2

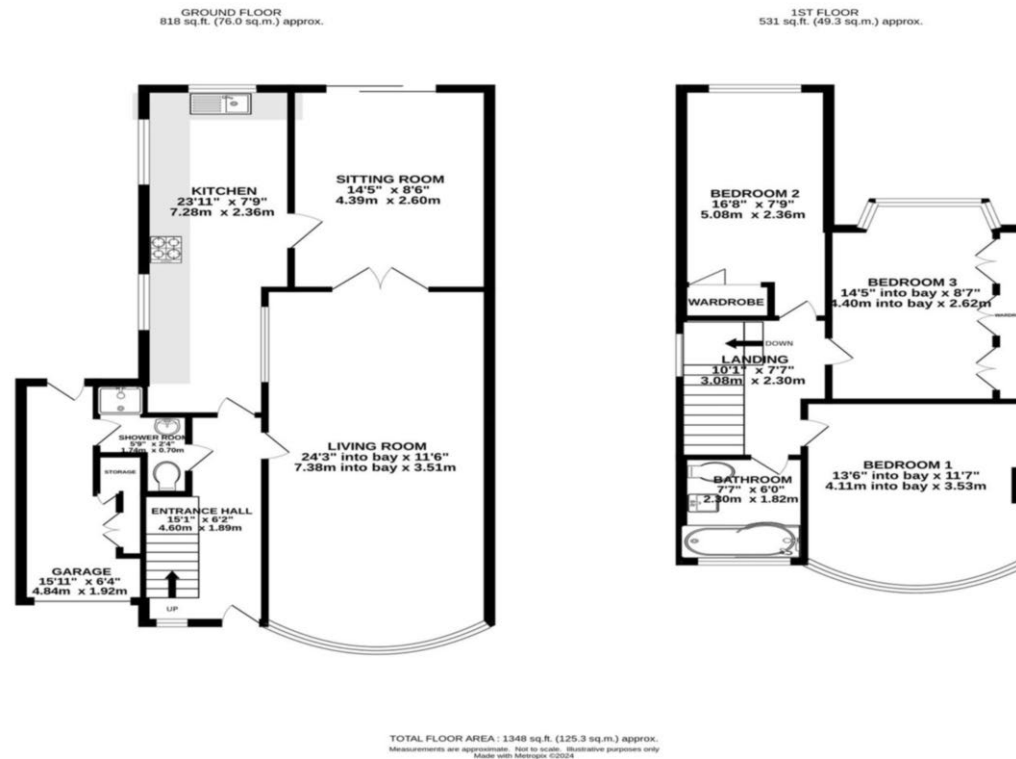
14'5 (4.39m) into bay x 8'7 (2.62m)

BEDROOM 3

16'8 (5.08m) x 7'9 (2.36m)

BATHROOM

7'7 (2.31m) x 6' (1.83m)



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignehalman.co.uk

Elm House, 739 Didsbury Road, Manchester, M20 6RN

**GASCOIGNE
HALMAN**