



**GASCOIGNE
HALMAN**

Church Road, Northenden
£300,000.00

THE AREA'S LEADING ESTATE AGENCY



An impressive and immaculately finished two double bedroom terrace property, boasting stylish and well-presented fittings throughout having recently been renovated by the current owner to a high standard. Situated in a highly sought after location, close to excellent transport links and only a short walk from Northenden Village with its array of local amenities. Benefiting from off road parking to the rear of the property and a generous rear garden. Offered to the market with No Vendor Chain.

Property details

- A Spacious and Well Presented Two Bedroom Terrace
- Fully Refurbished and Renovated by the Current Owner
- Modern Open Plan Living/Dining Room and Stylish Kitchen
- Two Good Sized Double Bedrooms and a Stunning Four Piece Bathroom Suite
- Off Road Parking and a Generous Rear Garden
- Close to Excellent Transport Links and a Short Stroll from Northenden Village
- Internal Viewing Highly Recommended
- Offered to the Market with No Vendor Chain



About this property

Internally the property comprises:- a spacious front living room which leads to a rear dining room with lovely high ceilings. A modern fitted Howdens kitchen (7-year guarantee) with an array of integrated appliances and access to the rear garden completes the ground floor. The sellers have installed a brand new Navien boiler with a 10-year warranty.

To the first floor there are two generous double bedrooms, the principle bedroom is particularly large in size with dual aspect windows, A stunning and stylish four piece bathroom suite serves both bedrooms.

Externally to the front the property is gated, whilst to the rear there is a courtyard garden, off road parking and a further generous garden with fenced boundaries.

Offered to the market with No Vendor Chain.









DIRECTIONS

M22 4NN

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.

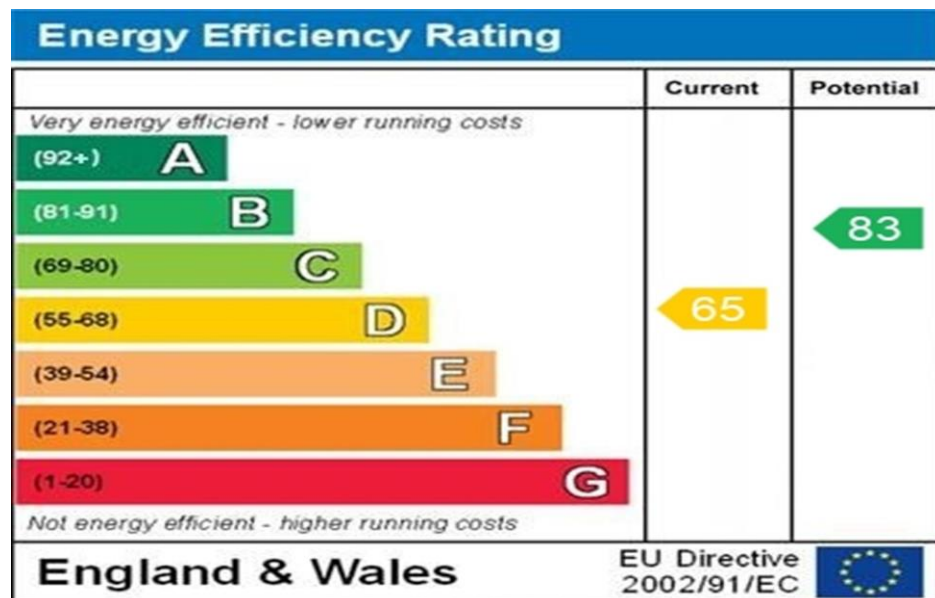
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

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

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

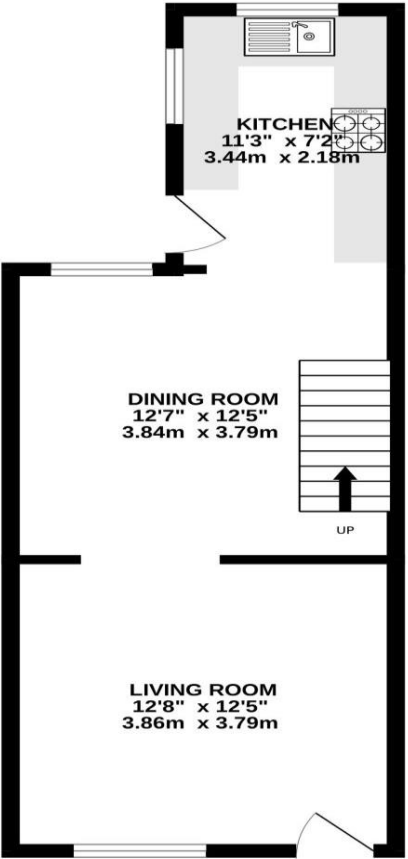
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

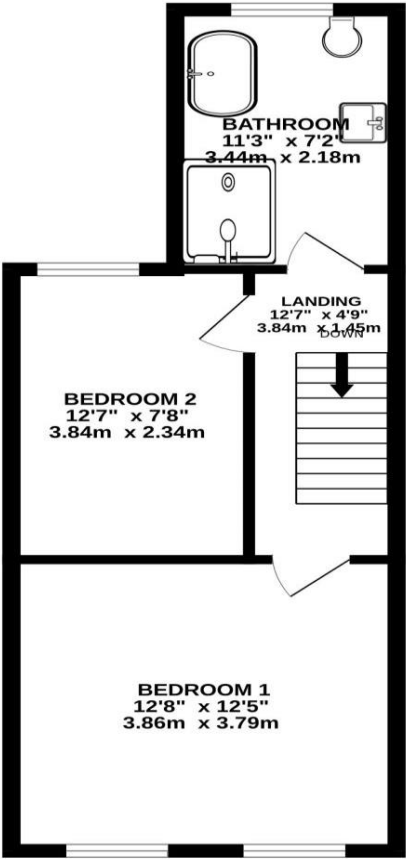
No

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.

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 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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