



**GASCOIGNE
HALMAN**

Govan Street, Northenden
£279,000.00

THE AREA'S LEADING ESTATE AGENCY



A simply stunning and immaculately presented two double bedroom terrace property, situated only moments from Northenden Village with its array of local amenities, excellent transport links and scenic walks/views up the River Mersey. The property boasts a stylish finish throughout and is the perfect property for any first time buyers or investors alike. Offering off road parking to the front on a quiet but sought after cul de sac location and a Westerly facing rear landscaped garden with fenced boundaries.

Property details

- A Well Presented and Spacious Terrace Property
- Located Moments from Northenden Village, Excellent Transport Links and Scenic Walks
- Two Good Sized Double Bedrooms and Three Piece Bathroom Suite
- Modern Fitted Kitchen and Open Plan Living/Dining Room
- Westerly Facing Landscaped Rear Garden
- Off Road Parking



About this property

Internally the property comprises; an entrance hallway, a modern fitted kitchen with integrated appliances and an attractive bay fronted window. A stunning light and airy living/dining room which benefits from french doors which overlook the rear Westerly facing garden.

To the first floor there are two good sized double bedrooms with the principle bedroom offering ample storage through built in wardrobes. A refitted three piece contemporary bathroom suite serves both bedrooms.

Externally there is off road parking to the front of the property, whilst to the rear there is a generous Westerly landscaped rear garden with fenced boundaries and mature flower beds.

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.

The River Mersey Green Belt is close by incorporating the Trans Pennine Walking Trail. The house is on National Cycle Route 62.

Withington, Didsbury and Northenden Golf Clubs are all a short walk along the banks of the river in both directions.

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.





DIRECTIONS

M22 4HA

COUNCIL TAX BAND

C

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

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 the premises

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

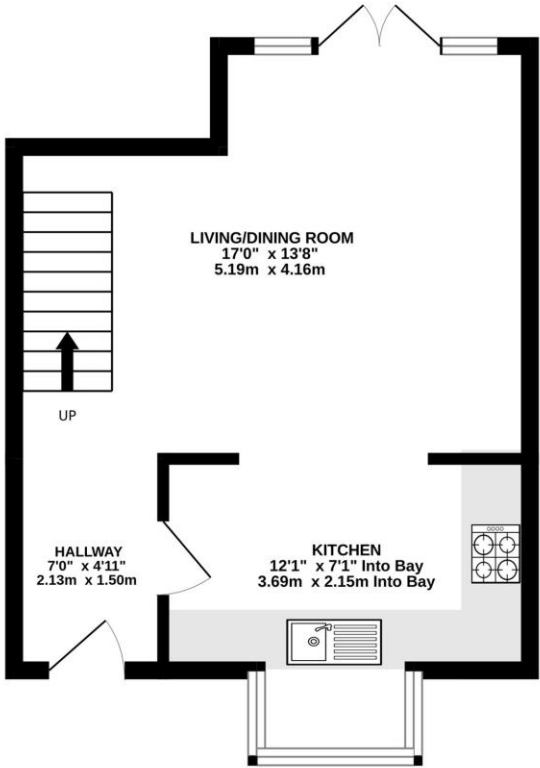
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

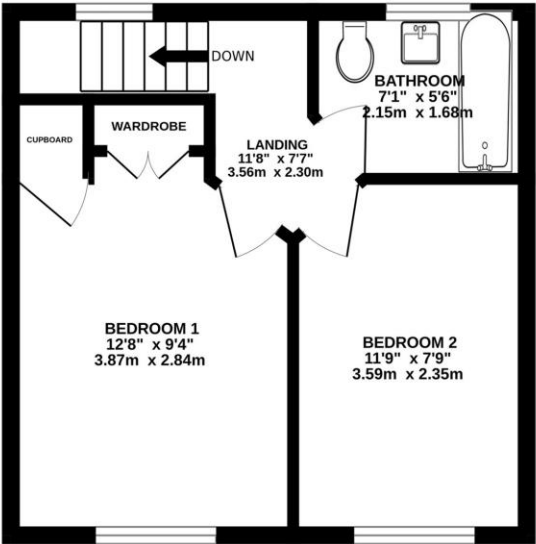
No

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
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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