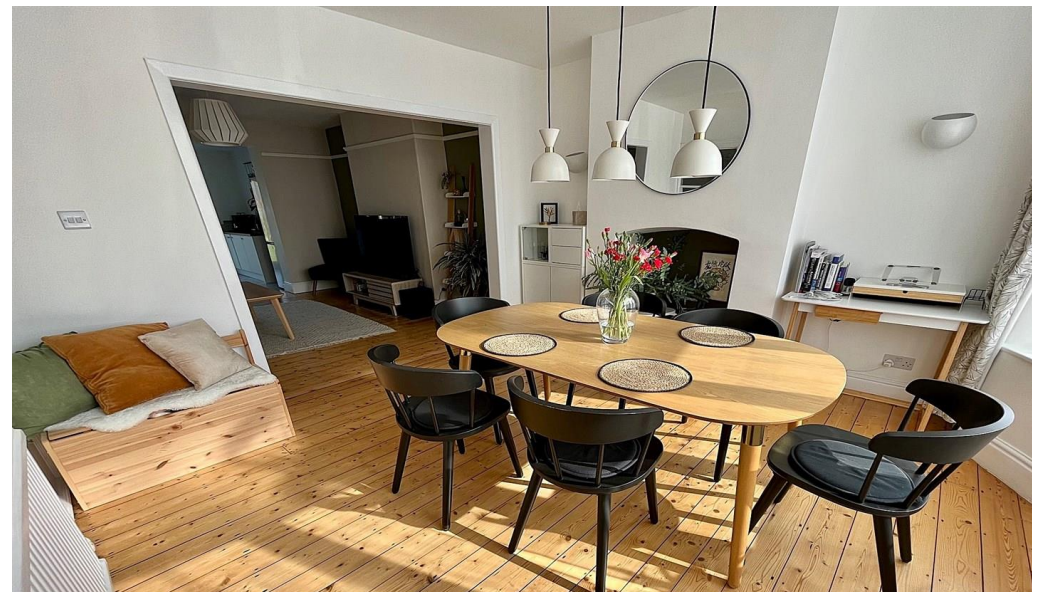




**GASCOIGNE
HALMAN**

Heyscroft Road, Withington
£400,000.00

THE AREA'S LEADING ESTATE AGENCY



A stunning and well presented, spacious extended bay fronted semi detached home situated in a highly popular and sought after residential location. High standard of interior décor and an immaculate finish throughout and boasting stylish fittings. Located within easy reach of Withington and Didsbury Villages on a sought after road. Off Road parking to the front and a large private rear landscaped garden.

Property details

- A Spacious and Immaculately Presented Extended Bay Fronted Semi Detached Property
- Measuring an Impressive 1121 SQ FT
- Two Large Reception Rooms and a Stylish Fitted Modern Kitchen
- Three Good Sized Bedrooms and a Three Piece Contemporary Bathroom Suite
- Off Road Parking and a Generous Rear Private Garden
- Located Close to Both Withington and Didsbury Villages as well as Excellent Transport Links



About this property

The property comprises to the ground floor level:- welcoming entrance hallway with a useful under stairs storage. A charming bay fronted dining room which opens on to a light and airy living room. The extended kitchen benefits from modern fitted units, attractive sky light and french doors overlooking the rear garden. A downstairs W/C and utility room complete the ground floor.

To the first floor there are three good size bedrooms with two spacious doubles, The principle bedroom boasts a further bay fronted window, a three piece contemporary bathroom suite serves all three bedrooms.

Externally to the front there is a driveway for off road parking, a secure gate provides access to the generous rear private garden with mature plants and borders.

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.









DIRECTIONS

M20 4XL

COUNCIL TAX BAND

C

TENURE

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

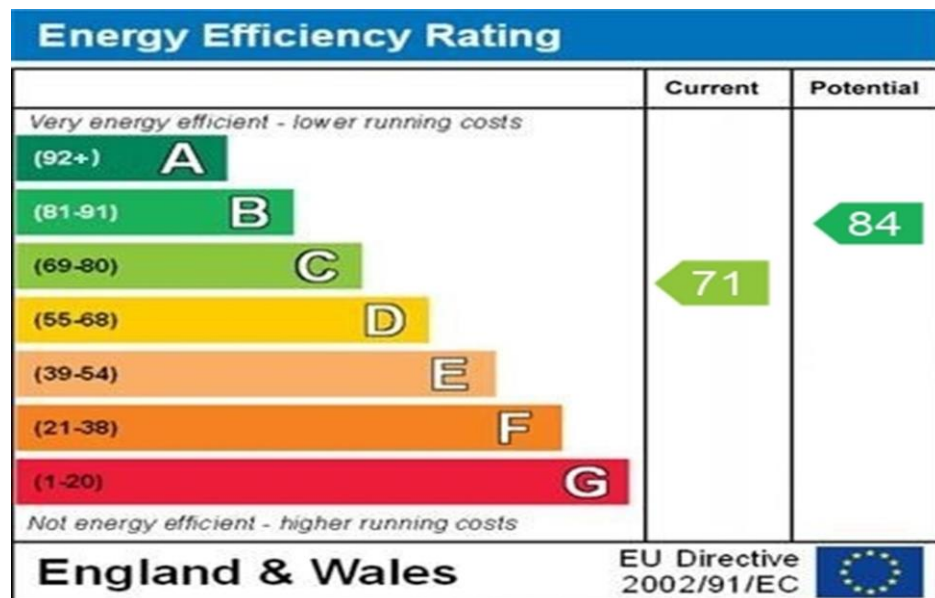
LOCAL AUTHORITY

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 cabinet

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

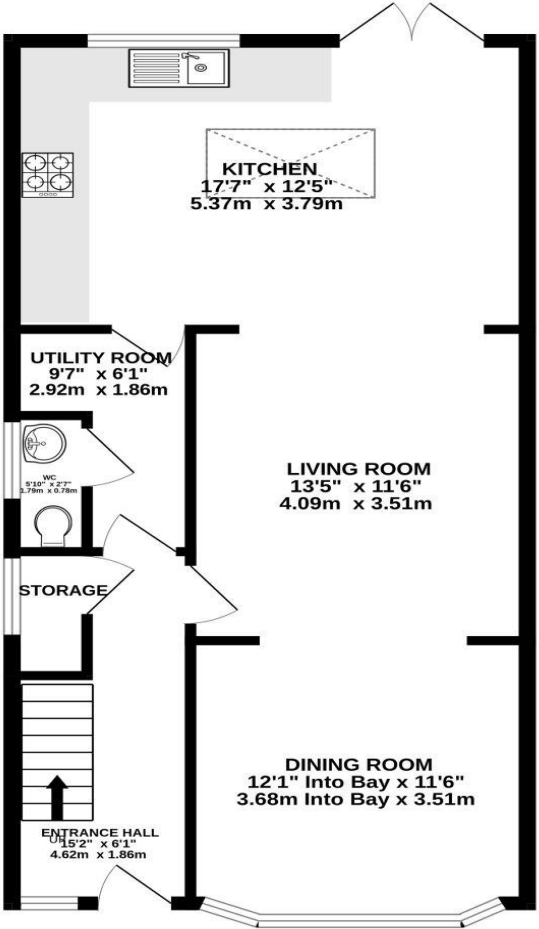
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

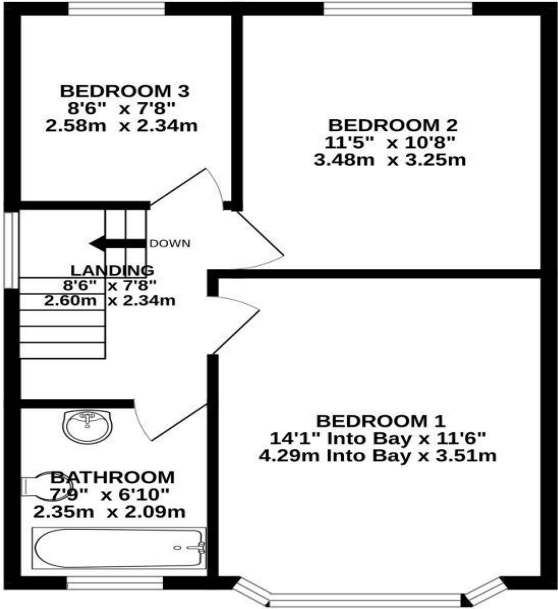
No

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
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.





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