



**GASCOIGNE
HALMAN**

St. Chads Road, Withington
Offers Over £425,000

THE AREA'S LEADING ESTATE AGENCY



A rare opportunity to purchase a bay fronted detached property within this highly sought after residential area. The property offers extended accommodation in need of modernisation and is ideal for any buyer looking to add value and their own stamp. Located only moments from all transport links and local amenities. Off road parking and a generous rear Westerly facing private garden. Offered to the market with No Vendor Chain.

Property details

- A Spacious Bay Fronted Detached Property
- Measuring An Impressive 1123 SQ FT of Extended Accommodation
- Three Large Reception Rooms and a Fitted Kitchen
- Three Good Sized Bedrooms and a Fitted Bathroom
- Off Road Parking, Garage and A Generous Westerly Facing Garden
- Offered to the Market with No Vendor Chain



About this property

Internally the property comprises of, an entrance hallway with useful under stairs storage and a W/C, a large bay fronted dining room opens on to a light and airy living room. A further sitting is located to the rear of the property with French doors overlooking the rear garden. A fitted kitchen completes the ground floor.

To the first floor there are three good sized bedrooms, both bedroom one and two benefit from built in wardrobes, whilst the primary bedroom boasts a bay fronted window. A three-piece bathroom serves all three bedrooms.

Externally there is off road parking to the front, an adjoining garage. To the rear there is a generous Westerly facing private garden.

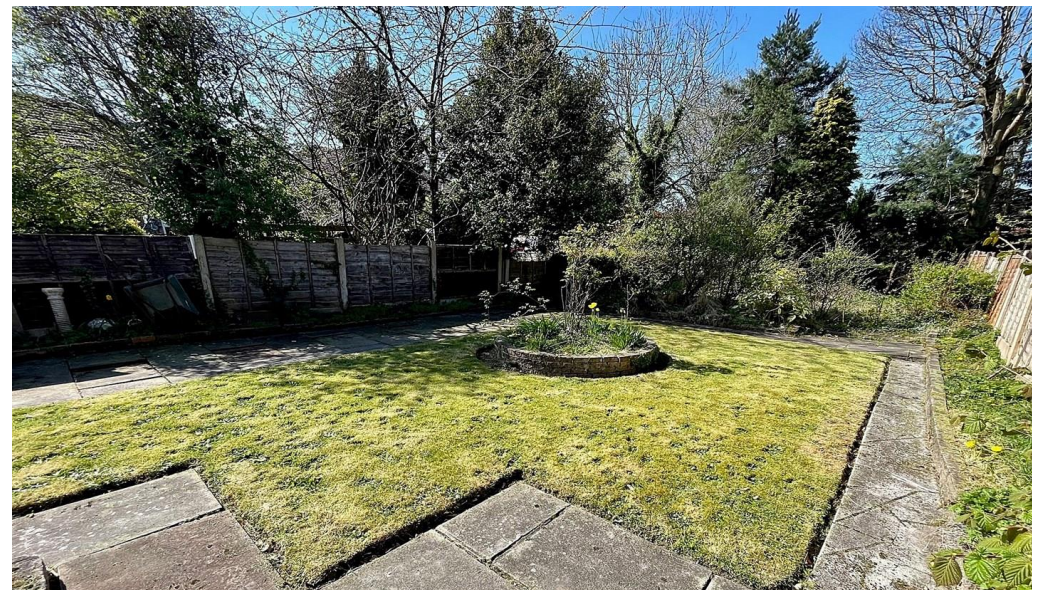
Offered to the market with No Vendor Chain.

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 4WH

COUNCIL TAX BAND

C

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

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

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

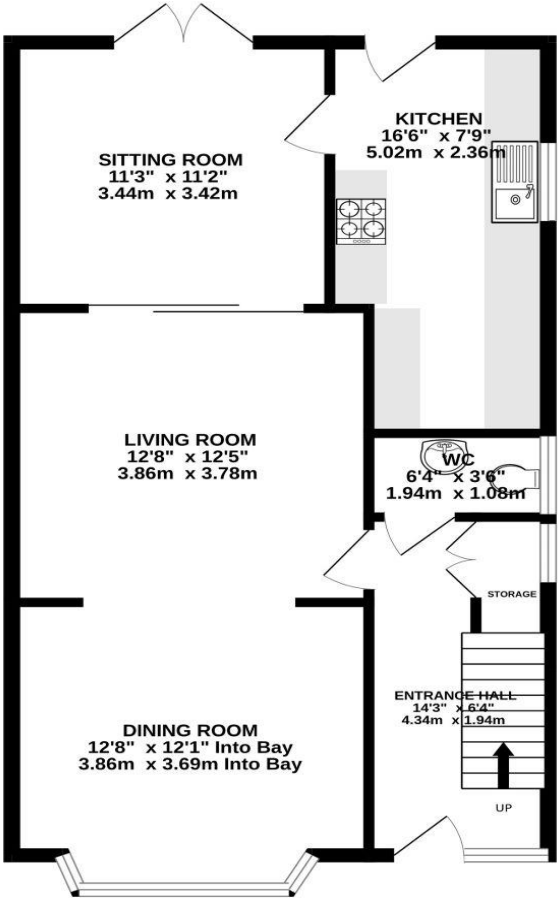
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

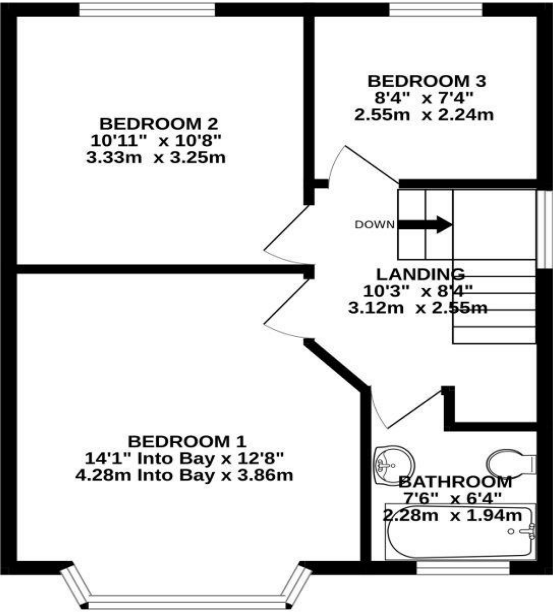
Ask Agent

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
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.





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