



**GASCOIGNE
HALMAN**

Lovett Walk, Northenden
£289,950.00

THE AREA'S LEADING ESTATE AGENCY



A mid terraced property offering spacious and versatile accommodation. The property boasts three good-size bedrooms, refitted modern bathroom, contemporary dining kitchen, large living room, utility room and private Westerly facing garden, only a short walk to Northenden village. Perfect for first time buyers.

Property details

- Well-Presented Mid-Terrace Property
- Three Good-Size Bedrooms
- Contemporary Fitted Bathroom
- Dining Kitchen And Separate Utility Room
- Large Living Room
- Westerly Facing Garden



About this property

The property internally offers good space with well-presented modern interior. The property itself comprises; entrance hallway with useful cloaks area, large living room, generous dining kitchen with access to the rear garden and separate utility room.

To the first floor there are three good-size bedrooms and a refitted modern family bathroom with attractive tiling.

Externally there is a delightful, private Westerly facing garden which enjoys the afternoon and evening sunshine. There is also a gated frontage and resident parking.





DIRECTIONS

M22 4LJ

COUNCIL TAX BAND

A

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 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

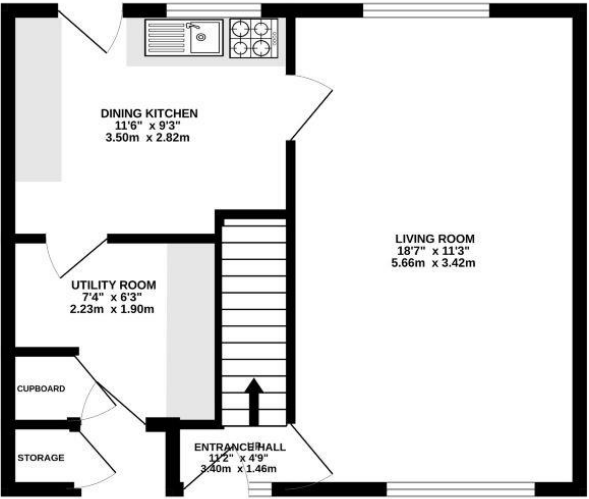
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

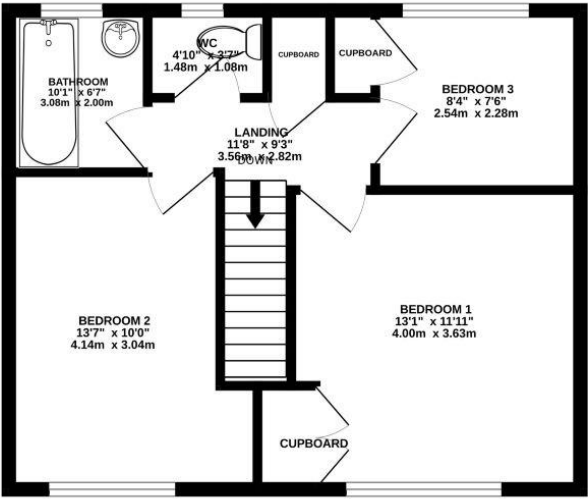
No

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
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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