



**GASCOIGNE
HALMAN**

Norleigh Road, Northenden
£370,000.00

THE AREA'S LEADING ESTATE AGENCY



An immaculate and well-presented bay fronted, extended semi detached property situated on an attractive corner plot boasting gardens to three sides and measuring an impressive 1018 SQ FT. Large bay fronted living room, Light and Airy dining room with access to a generous conservatory. modern fitted kitchen. Three good sized bedrooms and a stylish bathroom suite. Situated close to local amenities and excellent transport links. Off Road parking for multiple vehicles and offered to the market with No Vendor Chain.

Property details

- A Stunning and Well-Presented Bay Fronted Semi Detached House
- Located on a Corner Plot and Measuring an Impressive 1018 SQ FT
- Bay Fronted Living Room, Light and Airy Dining Room, Conservatory and Modern Fitted Kitchen
- Three Good Sized Bedrooms and a Stylish Bathroom Suite
- Private Rear South Facing Garden and Off-Road Parking for Multiple Vehicles
- Offered to the Market with No Vendor Chain



About this property

Internally the property comprise of a welcoming entrance hallway with useful under stairs W/C. a bay fronted living room with a feature fireplace. A light and airy dining room with french doors leading to a spacious conservatory overlooking the rear garden. A modern fitted kitchen with integrated appliances completes the ground floor.

To the first floor there are three good sized bedrooms and a stylish three piece bathroom suite serves all three bedrooms.

Externally the property is situated on a corner plot with gardens to all three sides and provides off road parking for multiple vehicles. A secure gate leads to the private and South facing garden with mature borders and patio area, which is ideal for entertaining.

The property is offered to the market with No Vendor Chain.

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.









DIRECTIONS

M22 4AY

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.

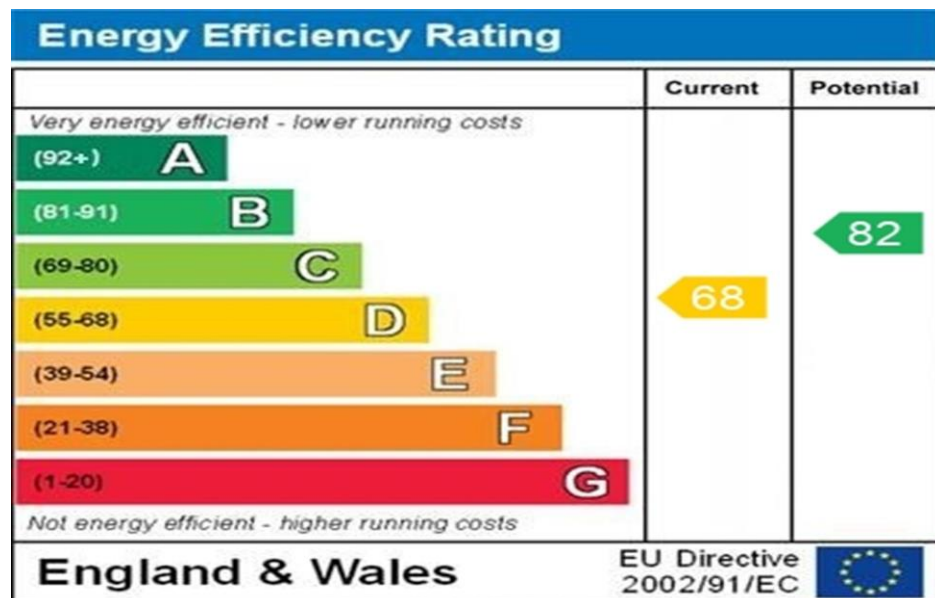
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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

Cable

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

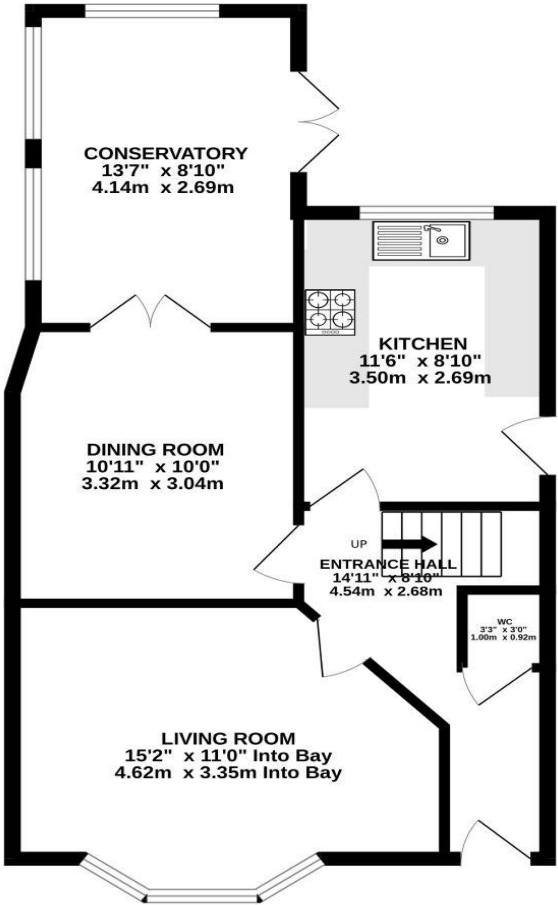
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

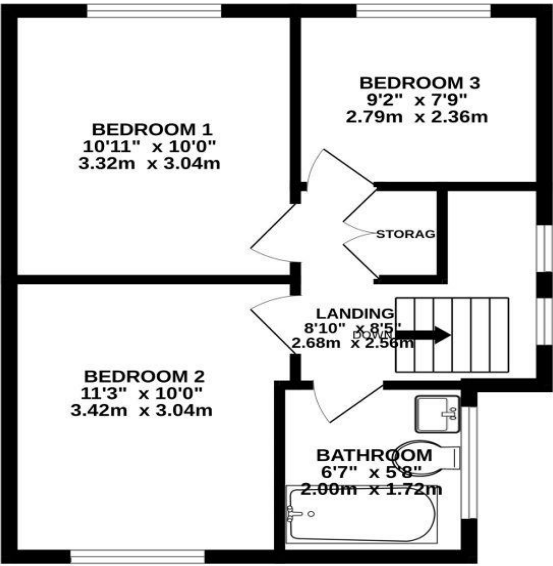
No

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GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.





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