



**GASCOIGNE  
HALMAN**

Mauldeth Road West, Withington  
**£270,000.00**

THE AREA'S LEADING ESTATE AGENCY







A well-presented and spacious three bedroom mid terrace property. Conveniently located close to excellent transport links and local amenities with off road parking to the front for multiple vehicles and a large South facing garden to the rear.

## Property details

- A Spacious and Well-Presented Mid Terrace Property
- Large Living/Dining Room and Modern Fitted Kitchen
- Entrance Hallway, Utility Room and Downstairs W/C
- Three Good Sized Bedrooms and Three-Piece Contemporary Bathroom Suite
- Off Road Parking and a Generous Rear South Facing Garden
- Close to Excellent Transport Links and Local Amenities



## About this property

Internally the property comprises of, an entrance hallway, a spacious open plan living/dining room with an attractive feature fireplace, a modern fitted kitchen with utility room and W/C completes the ground floor.

To the first floor there are three good sized bedrooms. Both bedroom one and two benefiting from built in wardrobes. A contemporary three piece bathroom suite serves all three bedrooms.

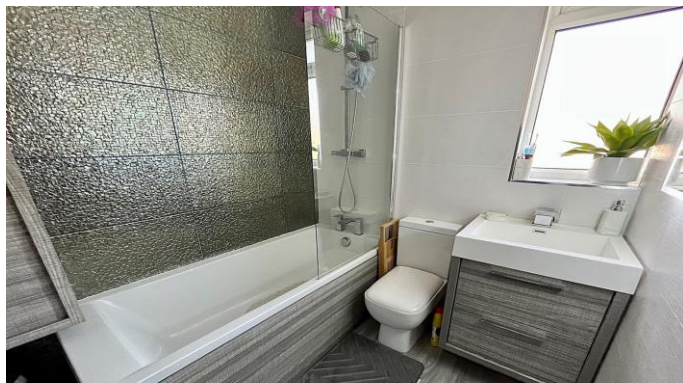
Externally to the front there is off road parking for multiple vehicles . To the rear the garden is private and South facing with a patio area and lawned area, perfect for entertaining.

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 1BJ

## COUNCIL TAX BAND

## TENURE

Freehold

## SERVICES (NOT TESTED)

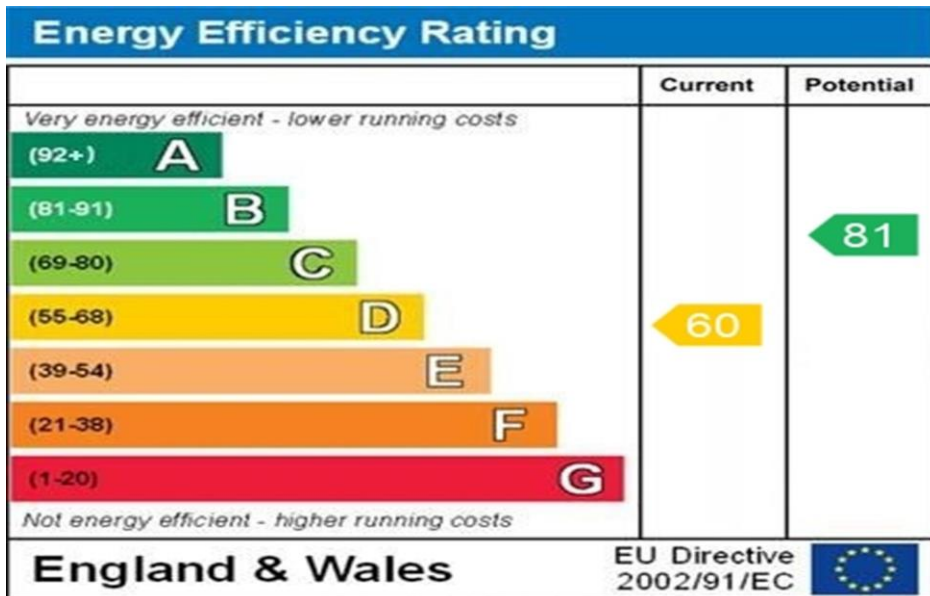
Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



WWW.EPC4U.COM

## 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

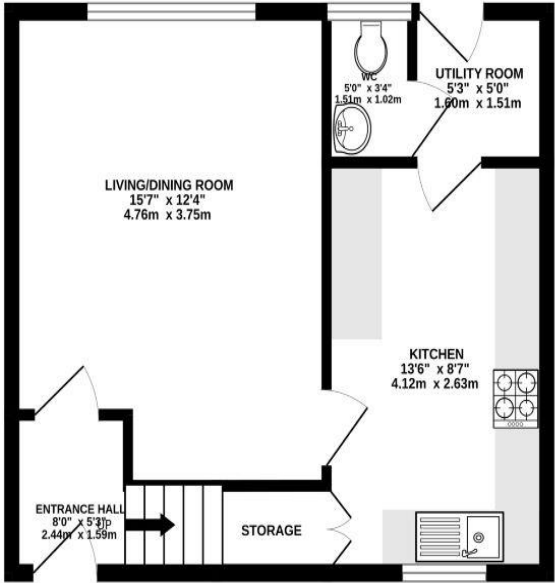
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

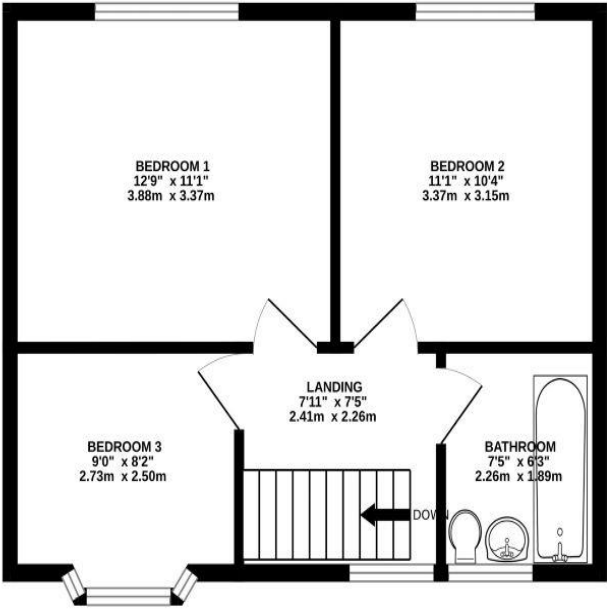
Ask Agent

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GROUND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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0161 445 7474 [didsbury@gascoignehalman.co.uk](mailto:didsbury@gascoignehalman.co.uk)  
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

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