



**GASCOIGNE
HALMAN**

Arnfield Road, Withington
£375,000.00

THE AREA'S LEADING ESTATE AGENCY



A well-appointed and spacious three bedroom bay fronted semi detached property occupying a generous plot, delightful rear facing large private garden and off road parking to the front. Situated in a highly sought after residential area, close to excellent transport links, schooling and the Christie Hospital. This property is ideal for any buyer looking to add value and their own stamp to a property. Offered to the market with No Vendor Chain.

Property details

- A Spacious and Well-Presented Semi-Detached Property
- Two Receptions Rooms and Fitted Kitchen
- Three Good Sized Bedrooms and Modern Fitted Bathroom Suite
- Off Road Parking
- Generous Rear Private Garden and Offered with No Vendor Chain
- Close to Local Amenities and Excellent Transport Links



About this property

The property comprises to the ground floor level:- welcoming entrance hallway with a useful storage and a W/C, bright bay fronted living room, another bay fronted dining room overlooking the generous rear garden and a fitted kitchen completes the ground floor.

To the first floor are three well-proportioned bedrooms, both bedroom one and two boast bay windows while bedroom two and three benefit from fitted wardrobes and a modern fitted family bathroom.

Externally there is off road parking to the front whilst to the rear there is a large spacious 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 4AG

COUNCIL TAX BAND

TENURE

Freehold

SERVICES (NOT TESTED)

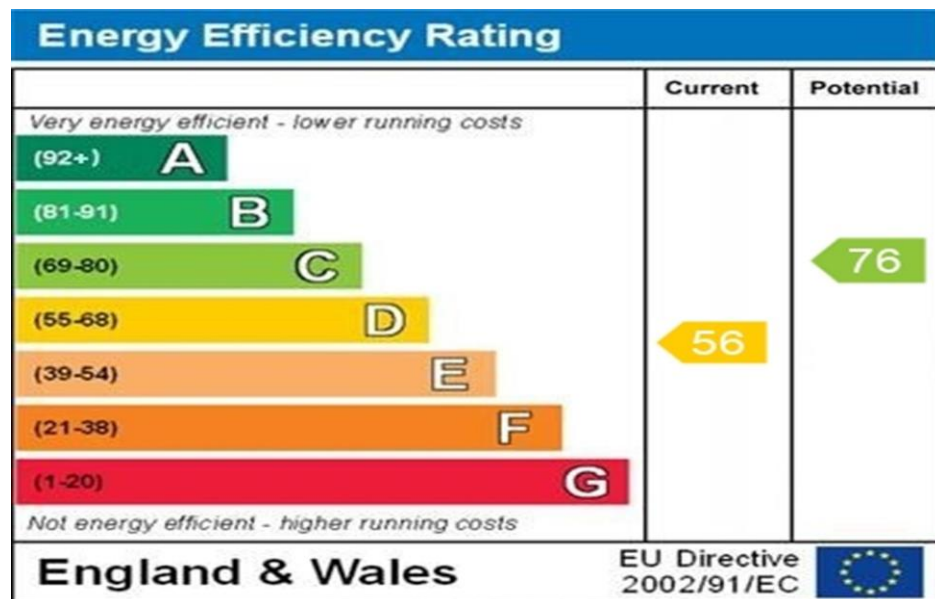
Services have not been tested and you are advised to make your own enquiries and/or inspections.

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

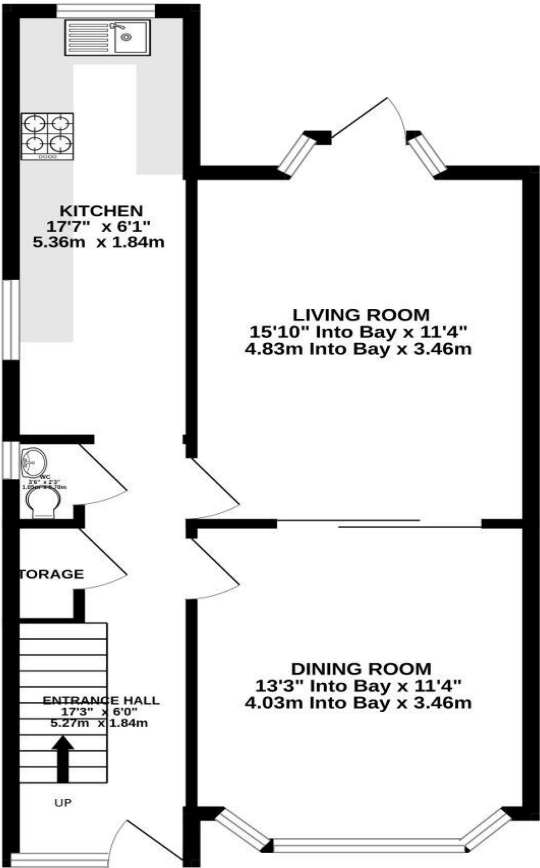
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

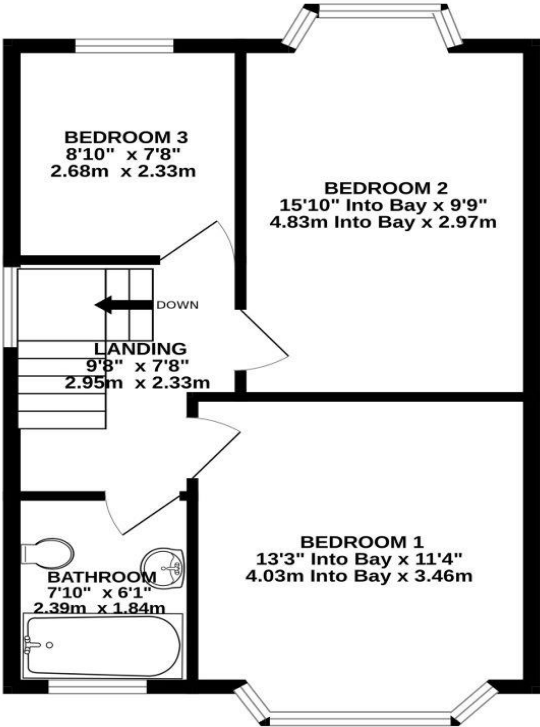
Ask Agent

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GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.





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