



**GASCOIGNE
HALMAN**

Newville Drive, Withington
£325,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and well appointed, extended terrace property which is offered to the market with No Vendor Chain. Boasting immaculate and a well presented finish throughout with a private South facing garden and off road parking to the front for multiple vehicles. Located close to excellent transport links, local amenities, Fog Lane Park and withing walking distance to Didsbury Village.

Property details

- A Modern and Spacious Extended Terrace Property
- Large Living Room, Extended Dining Room and Fitted Kitchen
- Three Good Sized Bedrooms and a Three Piece Bathroom Suite
- Off Road Parking, Detached Outbuilding and Private Rear Garden
- Close to Local Amentities, Excellent Transport Links, Fog Lane Park and Didsbury Village
- Offered to the Market with No Vendor Chain



About this property

In brief the accommodation comprises of, entrance hallway which leads to the large living room which benefits from a feature fireplace. To the rear there is an extended dining room with french doors which overlook the rear garden. A modern fitted kitchen and two useful storage cupboards complete the ground floor.

To the first floor there is three good sized bedrooms, bedroom one and two both boast built in storage cupboards. A three piece bathroom suite serves all three bedrooms.

Externally to the front, the property offers off road parking for multiple vehicles, whilst to the rear there is a private garden with lawn, fenced boundaries and a detached outbuilding.

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DIRECTIONS

M20 4TL

COUNCIL TAX BAND

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TENURE

Freehold

SERVICES (NOT TESTED)

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

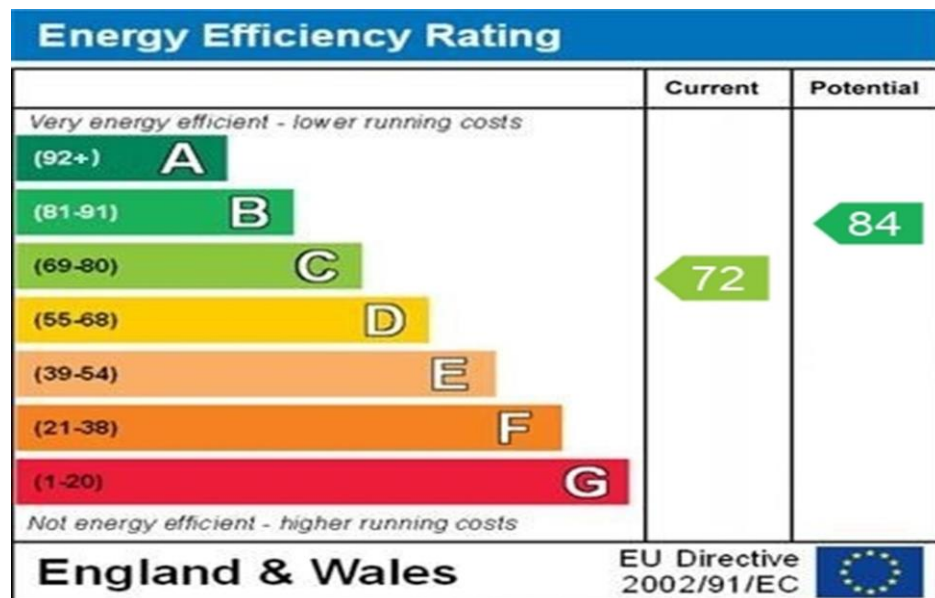
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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

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

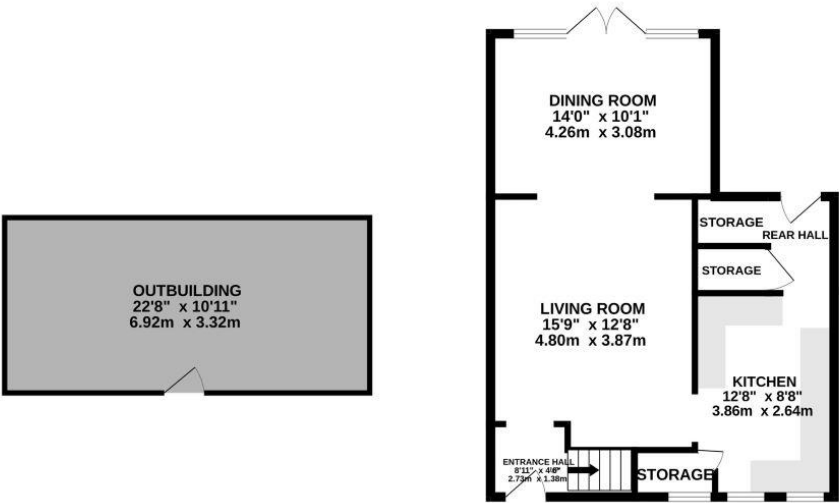
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

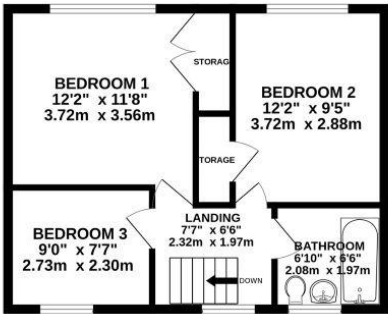
No

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
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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0161 445 7474 didsbury@gascoignehalman.co.uk
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

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