



**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.

Offered to the market with No Vendor Chain.















## 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

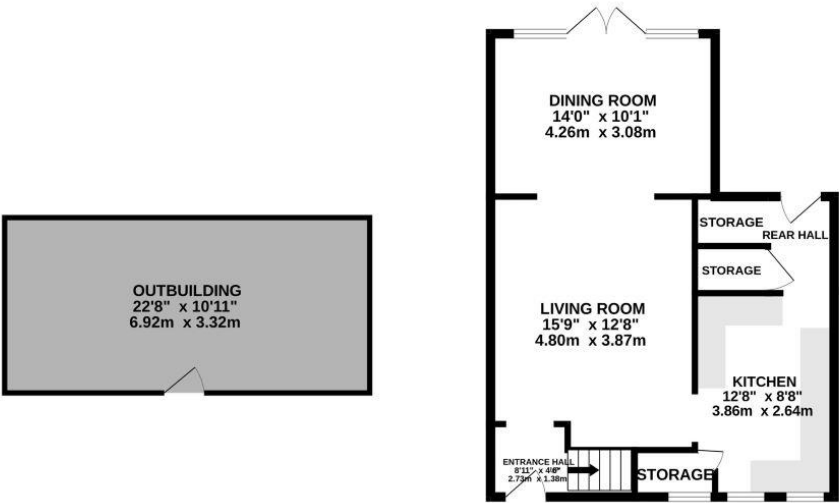
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

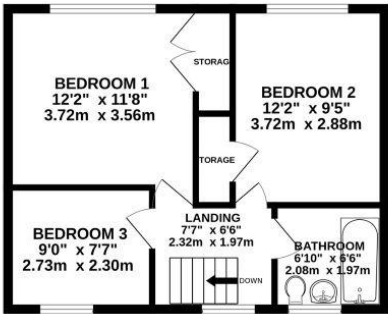
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GROUND FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



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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