



**GASCOIGNE  
HALMAN**

Mill Lane, Northenden  
**£230,000.00**

THE AREA'S LEADING ESTATE AGENCY







A spacious and immaculately presented two double bedroom period duplex apartment, set over the ground and lower ground floor with private residents gardens and parking to rear. Located in the heart of Northenden Village and only moments from all excellent transport links, local amenities and some scenic views and walks.

## Property details

- A Stunning Duplex Apartment within a Period Conversion
- Measuring an Impressive 766 SQ FT over the Ground and Lower Ground Floor
- Bay Fronted Living Room and a Recently Refitted Designer Dining Kitchen
- Two Generous Double Bedrooms and a Contemporary Three Piece Bathroom Suite
- Gated Off Road Parking and Well-Kept Communal Gardens
- Highly Convenient Location in the Heart Of Northenden Village



## About this property

Internally to the ground floor the property comprises of an entrance hallway, a stunning and recently refitted modern dining kitchen with Italian marble full height splash backs, limestone flooring and granite worktops. A stylish three piece bathroom and a stunning bay fronted living room which provides access to the lower ground floor accommodation completes the ground floor accommodation.

To the lower ground floor there are two large double bedrooms. The property measures an impressive 766 SQ FT.

Externally the property boasts a highly convenient location close to Northenden Village with excellent transport links and local amenities. The property also benefits from well-kept communal gardens and gated off road parking to the rear.

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. The new Didsbury High School located on Princess Park Way opened in 2019.







## DIRECTIONS

M22 4HJ

## COUNCIL TAX BAND

A

## 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

## 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

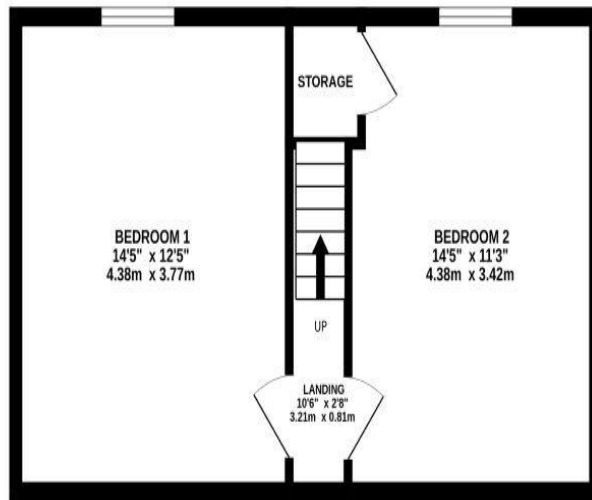
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

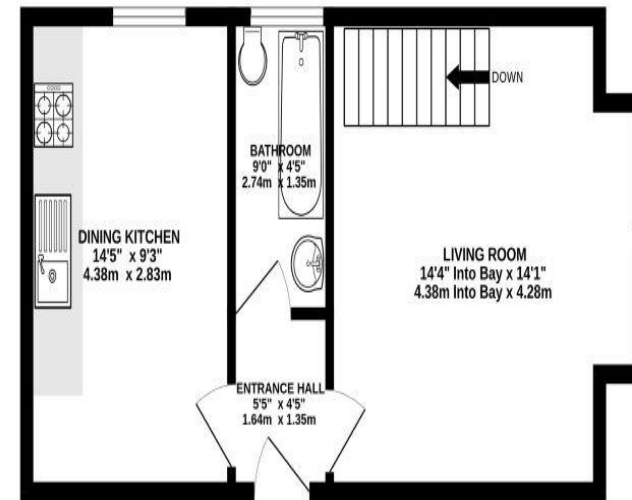
No

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.

LOWER GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



THE AREA'S LEADING ESTATE AGENCY

0161 445 7474 [didsbury@gascoignehalman.co.uk](mailto:didsbury@gascoignehalman.co.uk)  
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

6RN