



**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

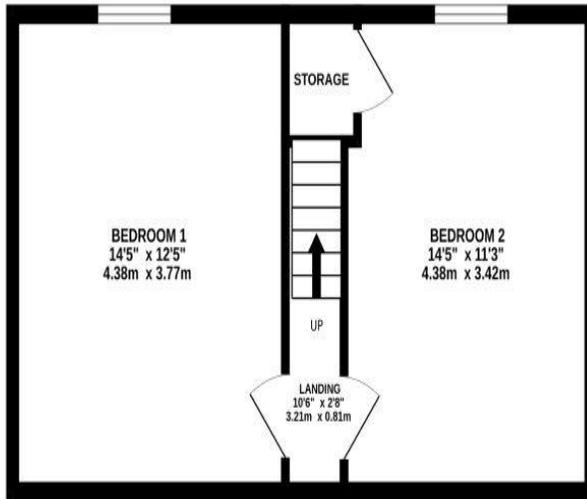
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

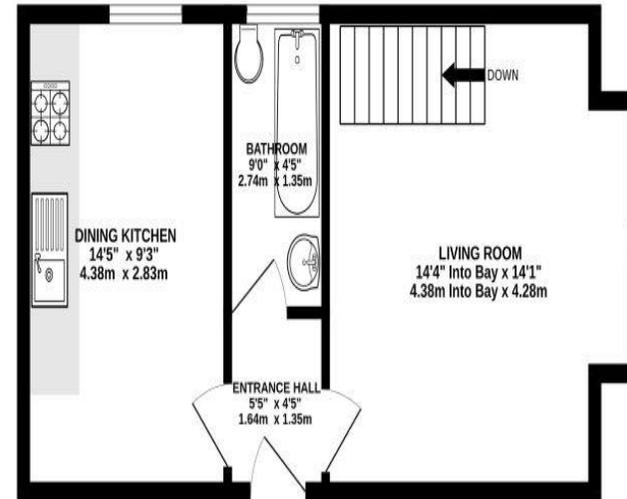
No

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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
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