



**GASCOIGNE  
HALMAN**

Heathside Road, Withington  
**£400,000.00**

THE AREA'S LEADING ESTATE AGENCY







A stunning and well presented, spacious extended bay fronted semi detached home situated in a highly popular and sought after residential location. Measuring a highly impressive 1007 SQFT and presented to a high standard of interior décor and an immaculate finish throughout and boasting stylish fittings. Located within easy reach of Withington and Didsbury Villages on a sought after road. Off Road parking to the front and a large private rear landscaped garden.

## Property details

- A Spacious and Immaculately Presented Extended Bay Fronted Semi Detached Property
- Measuring an Impressive 1007 SQ FT
- Two Large Reception Rooms and a Stylish Fitted Modern Dining Kitchen
- Three Good Sized Bedrooms and a Three Piece Stylish Bathroom Suite
- Off Road Parking for Multiple Vehicles and a Generous Rear Private Garden
- Located Close to Both Withington and Didsbury Villages as well as Excellent Transport Links





## About this property

The property comprises to the ground floor level:- welcoming entrance hallway with an under stairs W/C. A charming bay fronted dining room which benefits from plantation shutters. A spacious sitting room complete with a feature fireplace opens on to the extended dining kitchen benefits from modern fitted units, attractive sky light and french doors overlooking the rear garden.

To the first floor there are three good size bedrooms with two spacious doubles, The principle bedroom boasts a further bay fronted window and plantation shutters, a stylish three piece contemporary bathroom suite serves all three bedrooms.

Externally to the front there is a driveway for off road parking for multiple vehicles, a secure gate provides access to the generous rear private garden with mature plants and fenced boundaries.

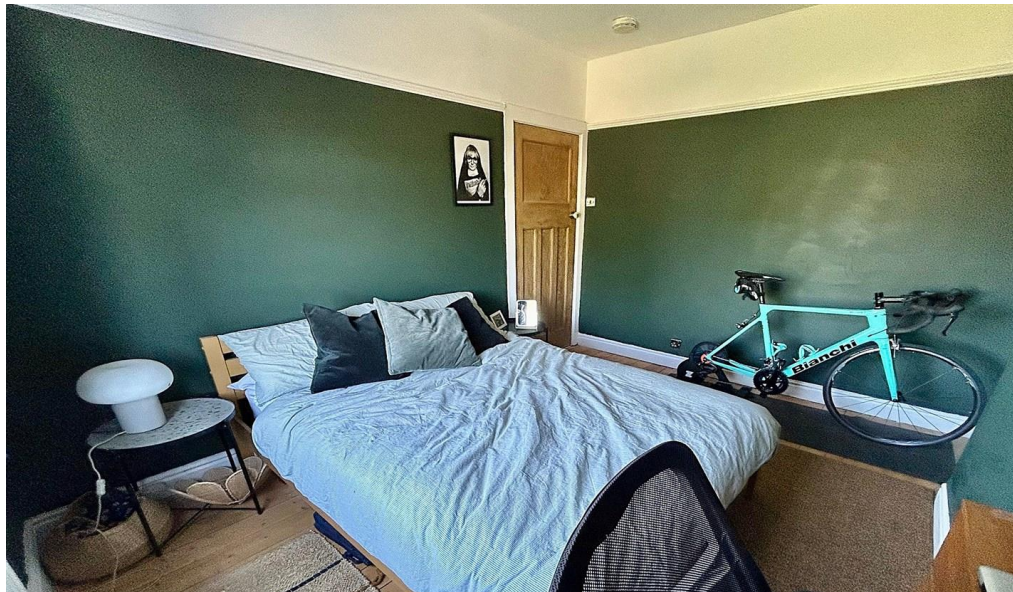
Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre is located on along 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 4XH

## COUNCIL TAX BAND

C

## TENURE

Freehold

## SERVICES (NOT TESTED)

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

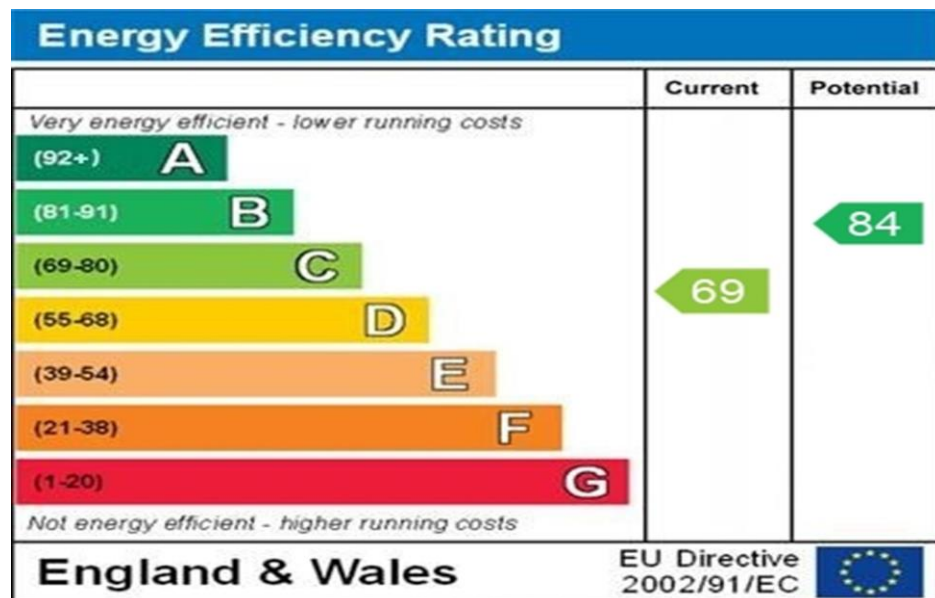
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



WWW.EPC4U.COM

## PRIMARY SOURCE OF HEATING

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

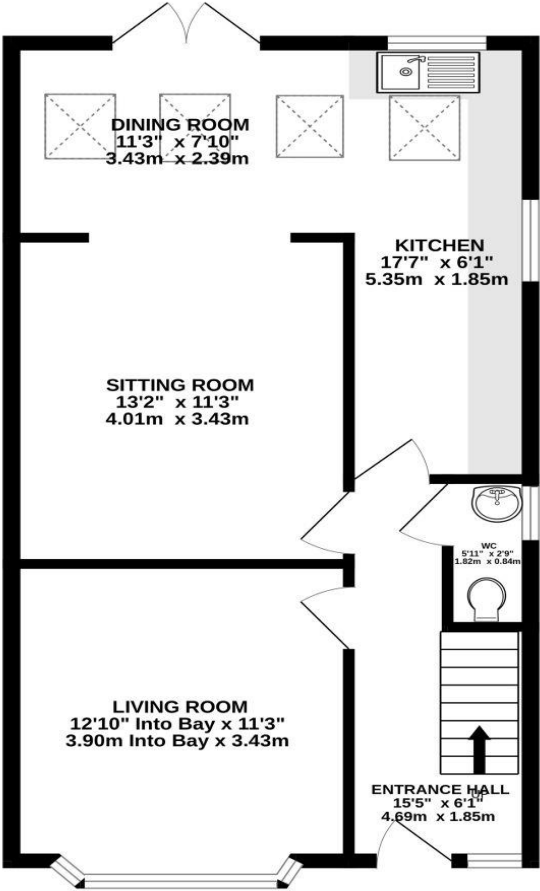
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

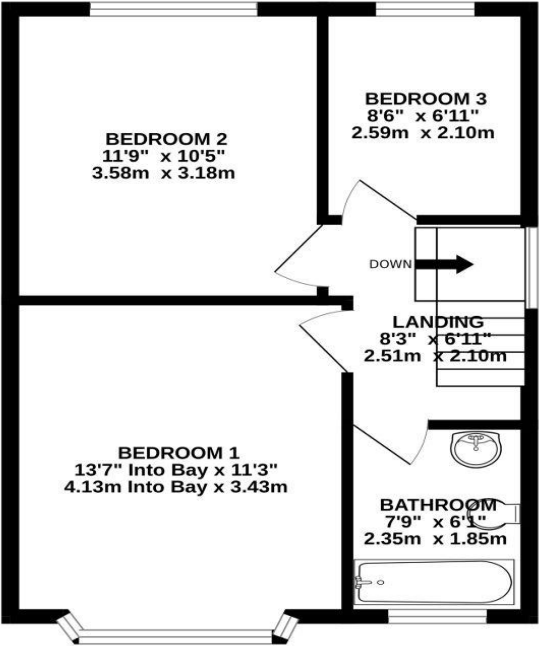
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GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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