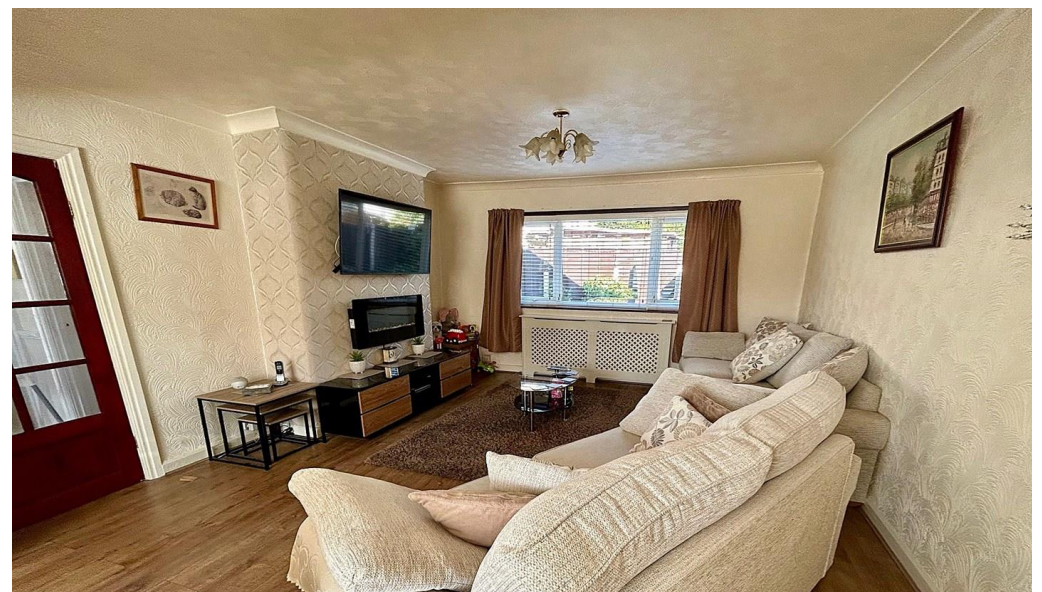




**GASCOIGNE
HALMAN**

Newville Drive, Withington
£325,000.00

THE AREA'S LEADING ESTATE AGENCY



A well-presented and well-appointed bay fronted semi detached property located on a corner plot with gardens to three sides. Located in a highly sought after residential area, this property is ideal for a wide range of buyers and must be viewed to appreciate the accommodation on offer. Situated close to local amenities, excellent transport links and Fog Lane Park. Off road parking for multiple vehicles and a detached garage.

Property details

- A Well Presented and Spacious Bay Fronted Semi Detached Property
- Situated on a Highly Attractive Corner Plot with Gardens to Three Sides
- Modern Open Plan Living/Dining Room and Fitted Kitchen
- Stylish Bathroom and Three Good Sized Bedrooms
- Off Road Parking, Detached Garage and Extensive Gardens
- Close to Local Amenities, Excellent Transport Links and Fog Lane Park



About this property

Internally the property comprises: porch, a welcoming entrance hallway with useful under stairs storage, bay fronted open plan living/dining room and a fitted kitchen completes the ground floor.

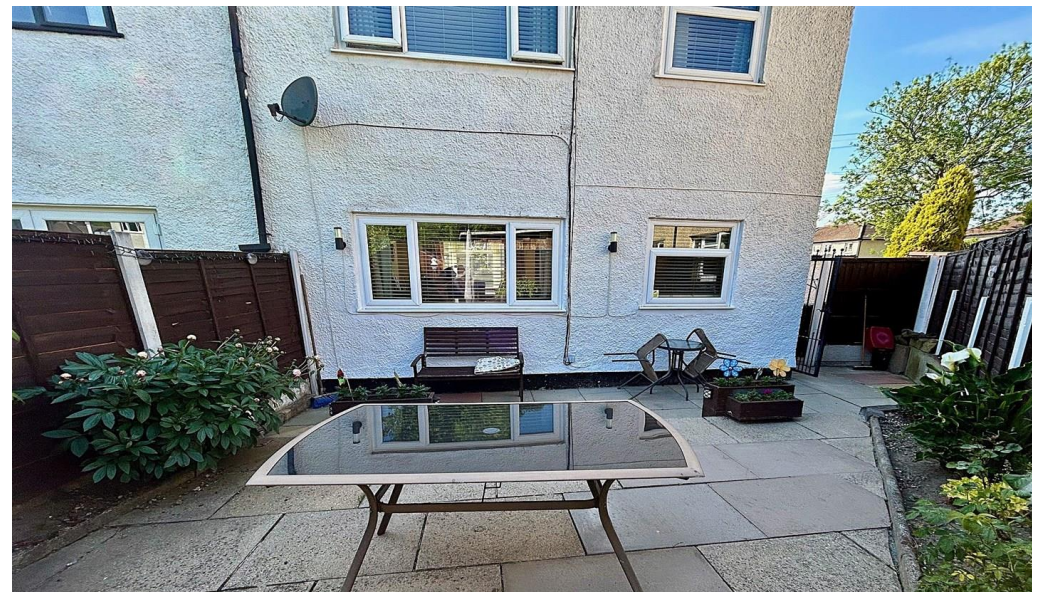
To the first floor there are three good sized bedrooms, the primary bedroom benefits from built in wardrobes. A stylish bathroom with separate W/C serves all three bedrooms.

Eternally the property is located on a highly attractive corner plot with gardens to three sides. There is off road parking for multiple vehicles and a detached garage.

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 4TL

COUNCIL TAX BAND

A

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

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 cabinet

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

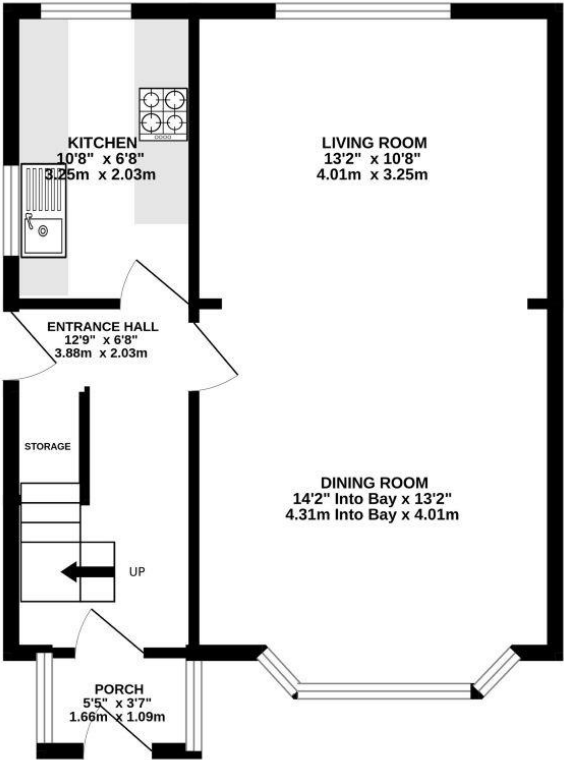
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

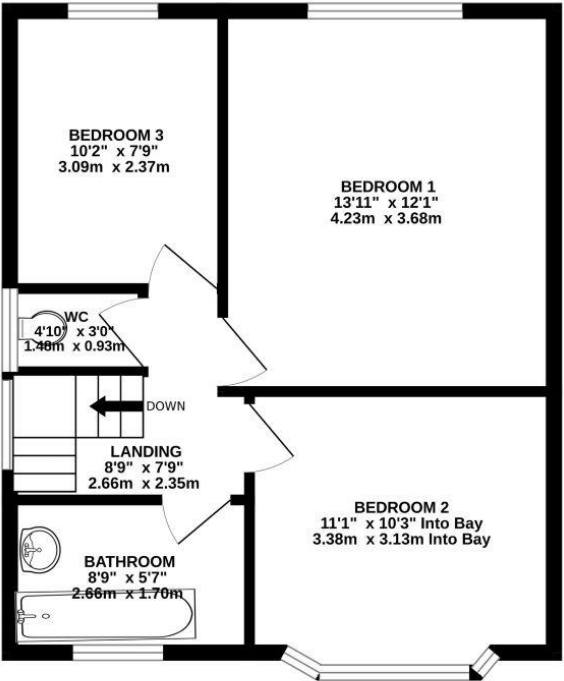
No

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
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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THE AREA'S LEADING ESTATE AGENCY

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