



**GASCOIGNE
HALMAN**

Kingsley Road, Northenden
£400,000.00

THE AREA'S LEADING ESTATE AGENCY



A stunning and immaculately presented period, bay fronted semi detached property. Boasting stylish and well presented accommodation, retaining a wealth of period features with a charming modern twist. Located in a highly sought after and convenient location, close to excellent local amenities and transport links, this property is ideal for a wide range of buyers. Having been refurbished and enhanced by the current owner, this property needs to be viewed to appreciate the accommodation on offer. Ample on street parking and a private rear landscaped garden.

Property details

- A Stunning and Well Presented Period Semi Detached Property
- Located in the Heart of Northenden Village and Close to Local Amenities
- Two Large Reception Rooms and a Modern Fitted Kitchen
- Three Good Sized Double Bedrooms, Two Stylish Bathrooms and an Office/Study/Nursery
- Ample On Street Parking and a Private Landscaped Rear Garden
- Measuring a Highly Impressive 1298 SQ FT



About this property

Internally the property comprises: a welcoming entrance hallway, a superb bay fronted living room complete with a feature fireplace, a large dining room with access through french doors to the rear garden. A spacious modern fitted kitchen with a useful storage cupboard and further french doors overlooking the rear garden.

To the first floor there are two good sized double bedrooms and a study/office/nursery room. A stylish and contemporary four piece bathroom suite serves both bedrooms.

To the second floor there is a stunning principal bedroom with an attractive sky light and an abundance of natural light. A useful storage cupboard, eaves storage and a stunning en-suite shower room completes the internal accommodation.

Externally to the front there is a gated entrance leading up to the property. To the rear there is a private rear enclosed garden with fenced boundaries and a patio area.

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.

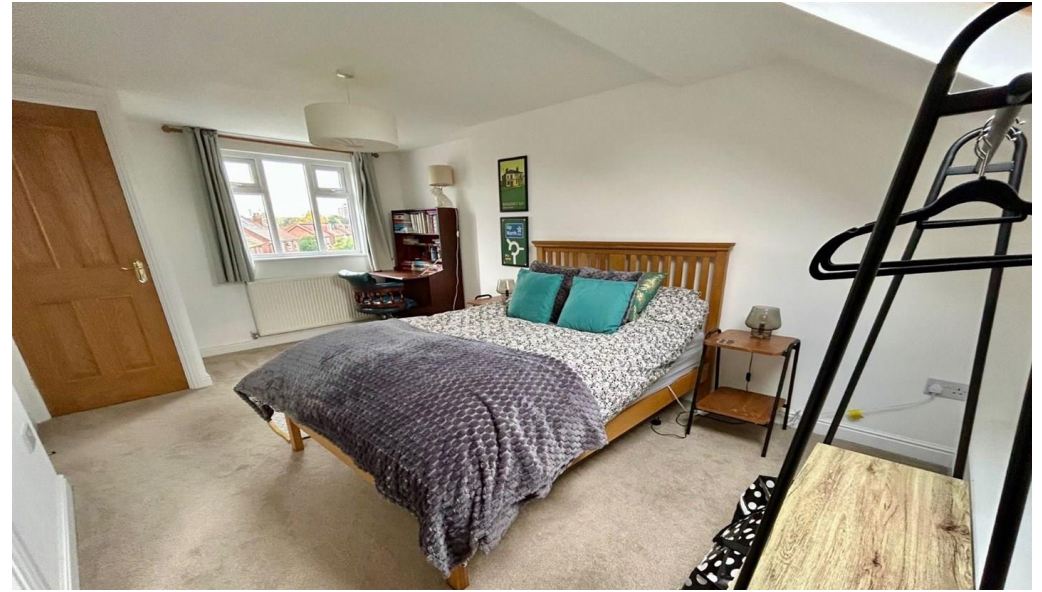
Schools in the area are good with the C of E primary school now forming part of the St James and Emmanuel Academy Trust in Didsbury.

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











DIRECTIONS

M22 4NH

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.

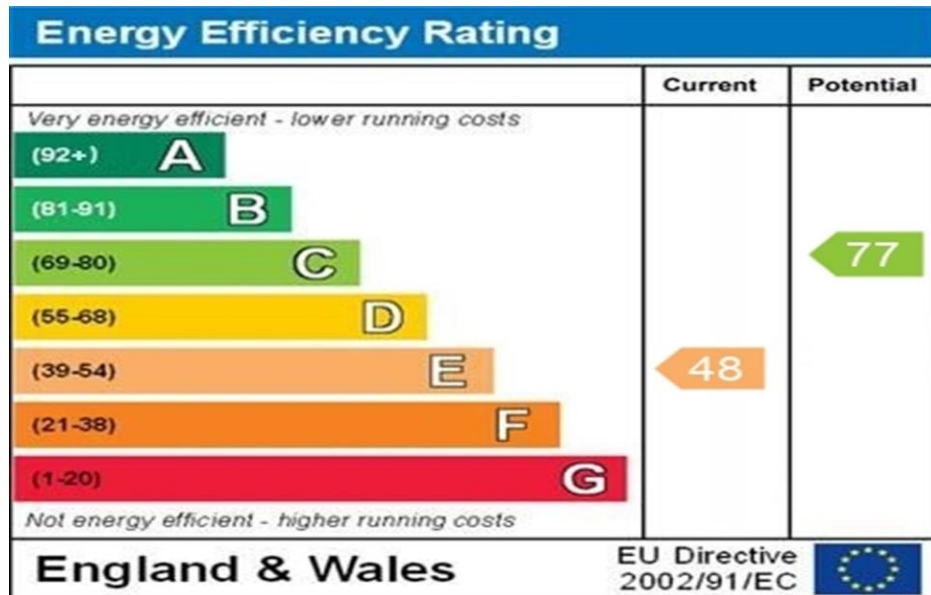
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

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

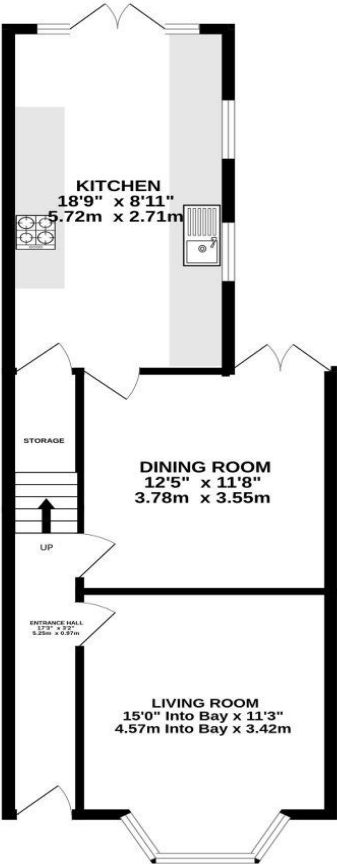
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

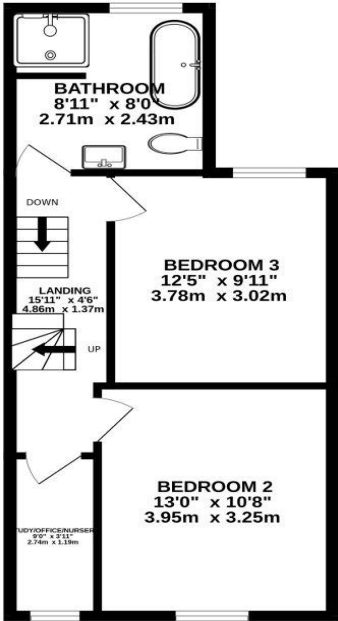
No

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.

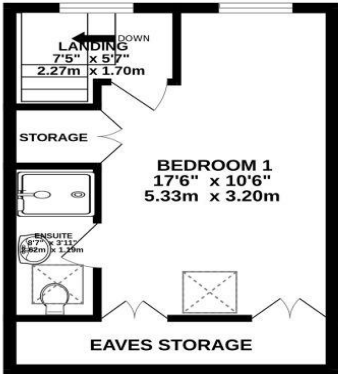
GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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