



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Ollerton Close, Northenden
£350,000.00



Tucked away within a leafy cul-de-sac location just a short walk from excellent amenities, Northenden village and transport links, the property has been tastefully extended and beautifully presented to offer a three bedroom semi-detached home with off road parking and a garage. Measuring a highly impressive 951 SQ FT and benefiting from a stylish open plan kitchen living/dining room, three good sized bedrooms and two contemporary bathroom suites.

Property details

- A Tastefully Extended Semi-Detached Property, Located on a Cul-De-Sac Location
- Large Living Room, Fitted Kitchen with Centre Island and Large Dining Room with Bi-Fold Doors
- Three Good Sized Bedrooms, En-Suite Shower Room and a Family Bathroom
- Off Road Parking, Garage and a Private Landscaped Rear Garden
- Internal Viewing Highly Recommended to Appreciate the Accommodation on Offer
- Short Walk from Excellent Amenities and Transport Links



About this property

The property is immaculately presented with impressive open plan ground floor accommodation to include a welcoming entrance hall, downstairs WC, large bay fronted living room, stunning fitted kitchen with integrated appliances, bi-folding doors leading to the dining room and feature centre island as well as a large dining room with further bi-folding doors leading straight out on to the private rear garden.

The first floor boasts well balanced accommodation to include three good sized bedrooms with the principal bedroom benefitting from a modern three piece en-suite shower room. A further modern family bathroom serves the other two bedrooms and completes the first floor accommodation

Externally the property offers a communal lawned frontage providing a mini woodland oasis, off road parking and a garage. To the rear of the property you will find a private landscaped courtyard style garden with seating ideal for entertaining and alfresco dining.

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.

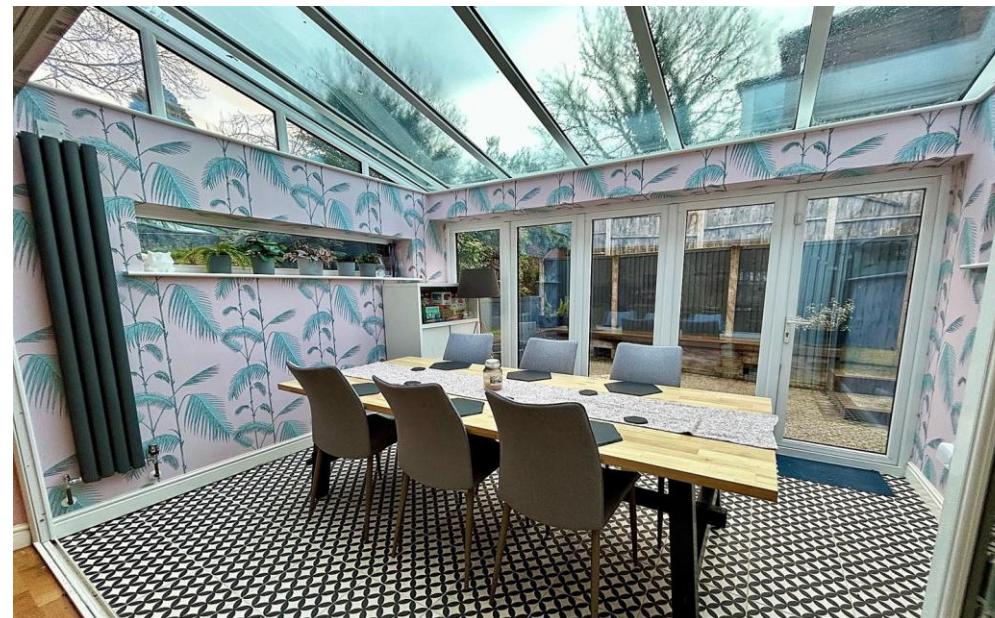
Northenden village offers a good range of local shops and cafés, including Tesco Express, **Co-op**, Costa, a butcher and a greengrocer, with larger supermarkets a ten minutes drive away.

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.

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







DIRECTIONS

M22 4HG

COUNCIL TAX BAND

D

TENURE

Freehold

SERVICES (NOT TESTED)

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

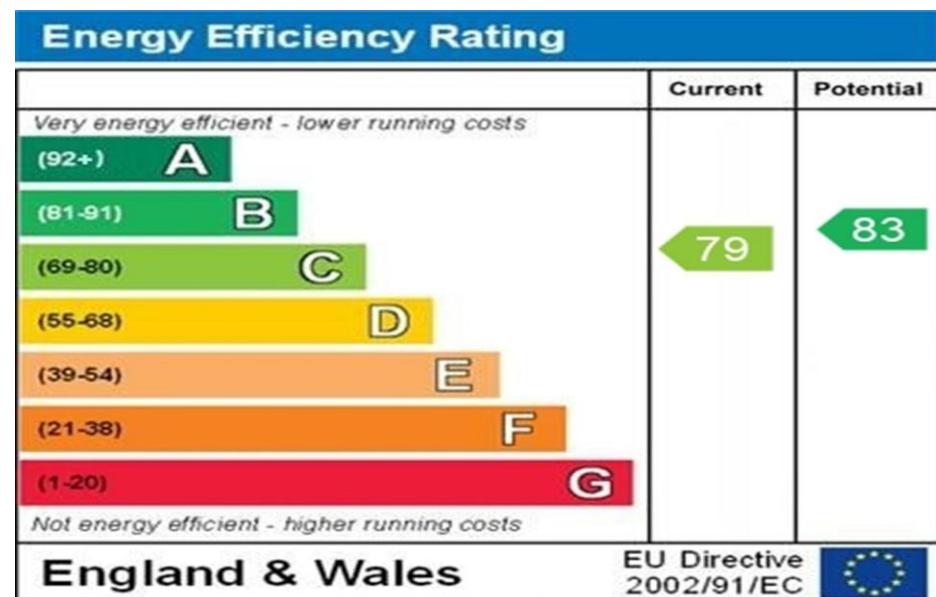
LOCAL AUTHORITY

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 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

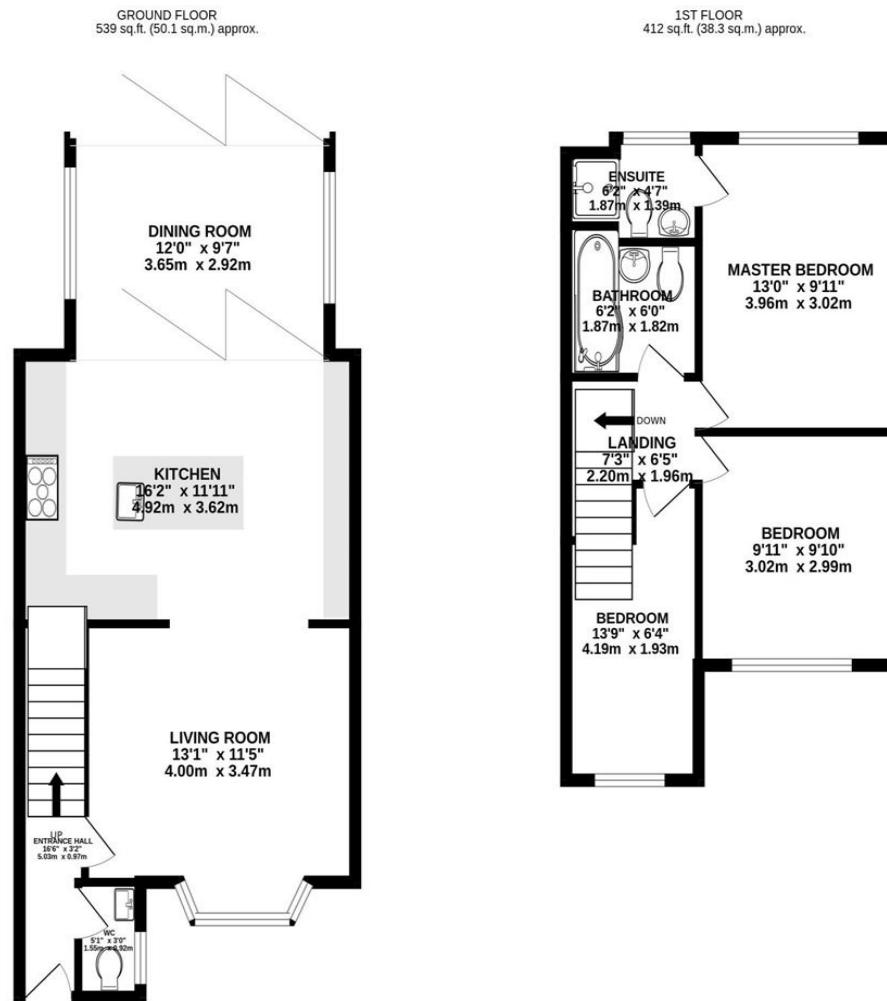
SOURCES OF FLOODING

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.



TOTAL FLOOR AREA: 951 sq.ft. (88.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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0161 445 7474 didsbury@gascoignehalman.co.uk
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

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