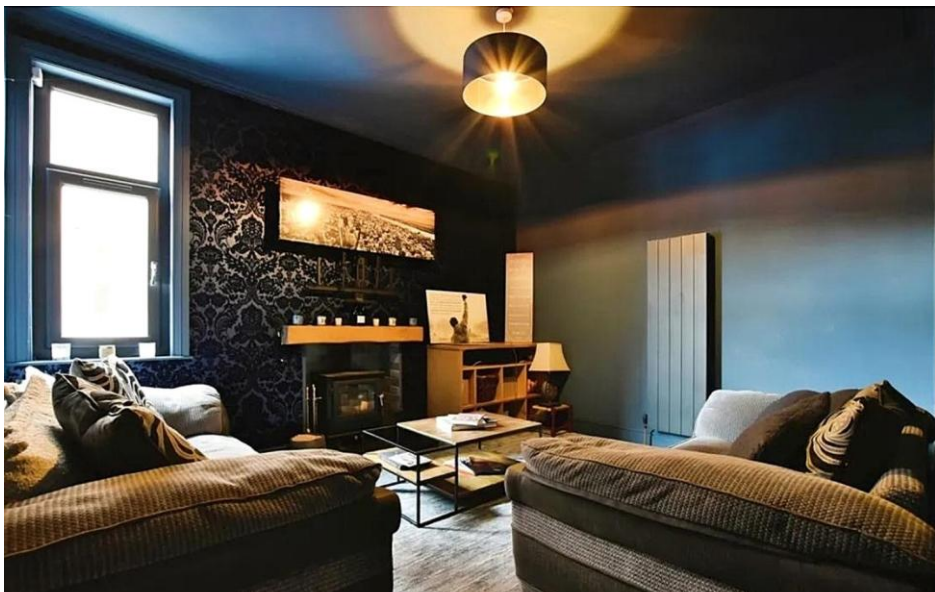




**GASCOIGNE
HALMAN**

Beech Avenue, Northenden
£600,000.00

THE AREA'S LEADING ESTATE AGENCY



A stunning and immaculately presented, extended, period family home. Located on one of Northenden's most sought after roads and benefiting from an abundance of original features as well as a charming modern twist. Beech Avenue continues to gain popularity thanks to its vicinity to scenic parks and green spaces. The property also offers close proximity to excellent transport links which provide easy access to Manchester City Centre, Chorlton, and Didsbury and local motorway connections, making it a great choice for commuters. Families will also appreciate the abundance of well-regarded schools nearby, many rated Good by Ofsted within just a mile. With four bedrooms, multiple bathrooms and WC facilities, its ideal for growing families. Off-road parking for multiple vehicles and an attractive garden completes the offering, making this a standout home at this price point.

Property details

- A Stylish and Immaculately Presented, Period Semi Detached Property
- Offering an Abundance of Original Features with a Charming Modern Twist
- Measuring a Highly Impressive 2139 SQ FT Over Four Floors
- Two Large Reception Rooms and a Stunning Open Plan Dining Kitchen
- Large Walk-In Pantry and Separate Utility Room
- Four Good Sized Double Bedrooms, En-Suite Shower Room and Contemporary Four Piece Bathroom Suite
- Useful Cellar Chambers, Utility Room and Downstairs W/C
- Off Road Parking and a Charming Landscaped Rear Garden
- Located Close to Superb Local Amenities and Excellent Transport Links



About this property

Step through the front door into a generous entrance hallway offering access to both reception rooms and a conveniently located WC. Stairs descend to the cellar, while a third door leads through to the rear kitchen and family area. The hall is finished with quality flooring, decorative coving, a central heating radiator and overhead lighting.

A charming bay-fronted living room that allows plenty of daylight to pour in and a contemporary fireplace with surround serves as a striking focal point. The second sitting room boasts a DEFRA-approved multi-fuel stove with a solid oak mantel. The kitchen is truly the heart of the home; this thoughtfully extended space is designed for both everyday living and entertaining. The luxury kitchen features soft-close units, underfloor heating, integrated NEFF appliances, a central island with wine storage, premium worktops and an undermount sink. Vaulted ceilings with architectural beams, large windows and bi-folding doors bring in an abundance of natural light. A walk-in pantry and separate utility room add even more practicality to this stunning area.

To the first floor there are three good sized double bedrooms. Bedroom two is a spacious double with bay window to the front and an additional side window, ideal for a dressing area. Bedroom four is currently used as a home office. A stylish four-piece bathroom suite, with stylish floor-to-ceiling tiling, heated towel rail, large walk-in shower and under floor heating, serves all three bedrooms.

To the second floor you are greeted by the principal suite which boasts a stylish three-piece en-suite shower room and built in wardrobes.

The main garden, arranged beautifully over two levels, is laid to lawn and includes a brick-built outbuilding with power ideal for a home office, garden bar, home gym or studio. Mature plants and shrubs in raised beds, and privacy fencing, complete this fantastic outdoor space.

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 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, and the Didsbury High School is located nearby on Princess Park Way.







DIRECTIONS

M22 4JE

COUNCIL TAX BAND

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TENURE

Freehold

SERVICES (NOT TESTED)

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

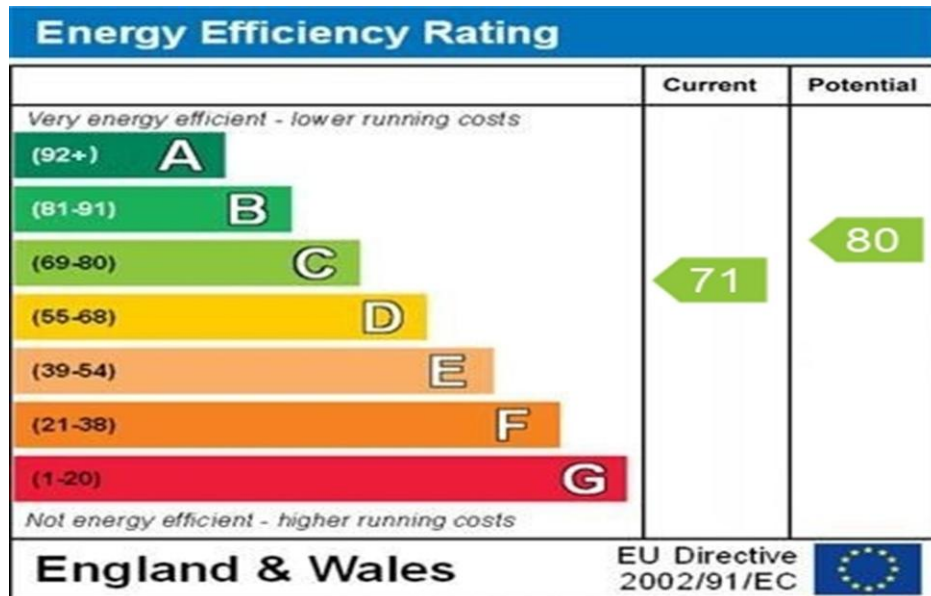
LOCAL AUTHORITY

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

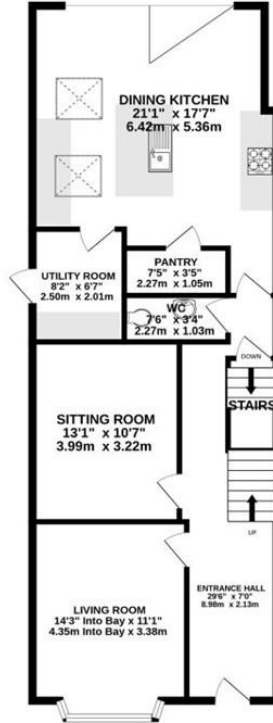
Ask Agent

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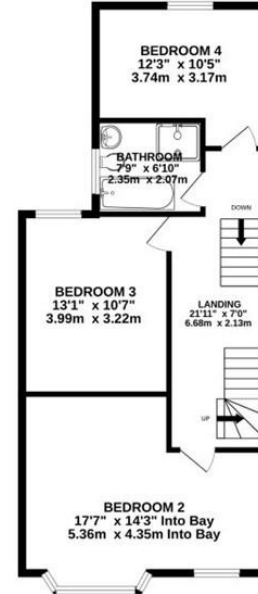
BASEMENT
214 sq.ft. (19.9 sq.m.) approx.



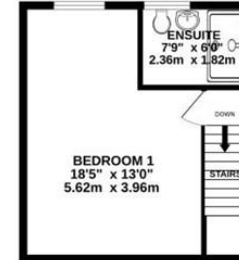
GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



2ND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 2139sq.ft. (198.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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