



**GASCOIGNE  
HALMAN**

79 TOTTENHAM DRIVE, MANCHESTER

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THE AREAS LEADING ESTATE AGENT



## 79 TOTTENHAM DRIVE, MANCHESTER

This well-presented THREE BEDROOM middle terrace home is situated within a popular cul de sac location and offers well-proportioned living accommodation. The property will ideally suit families seeking versatile living space and is within convenient reach of Wythenshawe Hospital, Baguley retail parks, Metrolink, and Manchester Airport. There is also a pleasant lawned garden with SOUTHERLY ASPECT to the rear and a driveway providing off road parking to the front.





The welcoming accommodation comprises in brief: Entrance vestibule, entrance hallway, well proportioned open plan living/dining room, contemporary fitted kitchen with access out to the rear gardens and a good size sitting room/playroom. The first floor comprises: Stairs/landing area, three impressive bedrooms and a four piece family bathroom suite.

To the front there is a driveway which provides useful off road parking and to the rear is an attractive garden which is mainly laid to lawn and enclosed via timber fenced boundaries. There is also a paved patio area which offers ideal outside entertaining space.

### **LOCATION**

The property is situated within an extremely popular place to live, thanks to convenient transport links into Media City, Manchester City Centre and other neighbouring areas via Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale, Timperley, Baguley and the surrounding areas are also very desirable locations for families. Local retail parks offer fantastic convenience with various shops and amenities nearby and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away. Timperley village meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores.

### **DIRECTIONS**

SAT NAV: M23 9WH

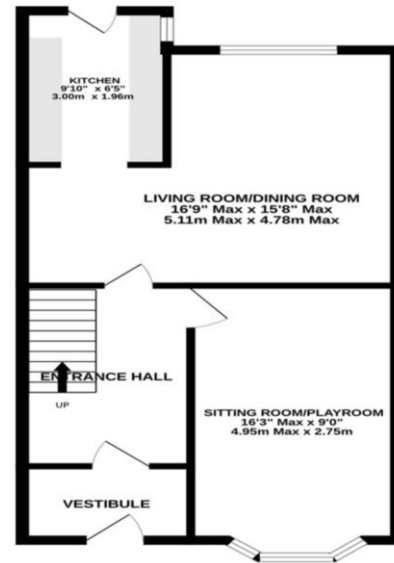
### **TENURE**

Freehold

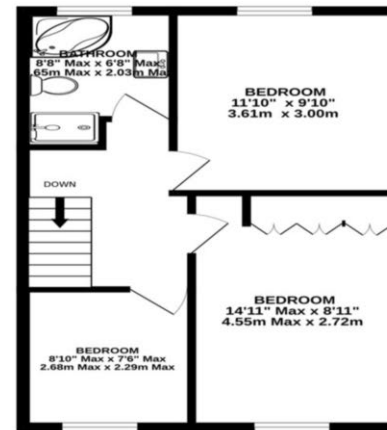
### **LOCAL AUTHORITY**

Manchester Council Tax Band B

GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 972 sq.ft. (90.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metregep C0224

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