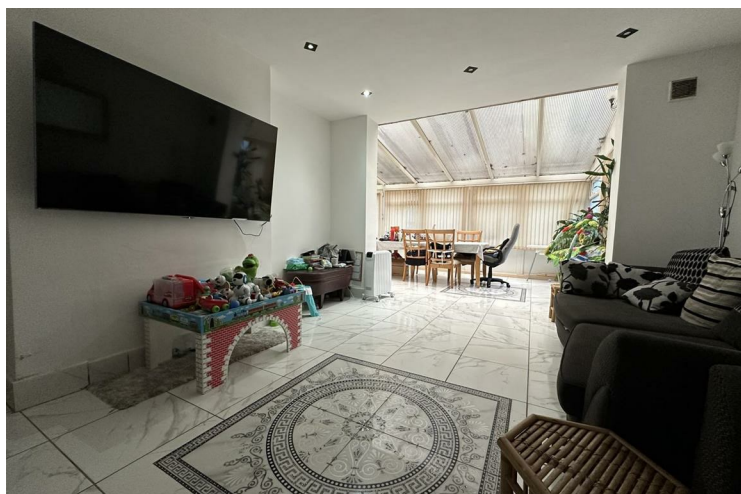




56 NORTHBANK GARDENS MANCHESTER

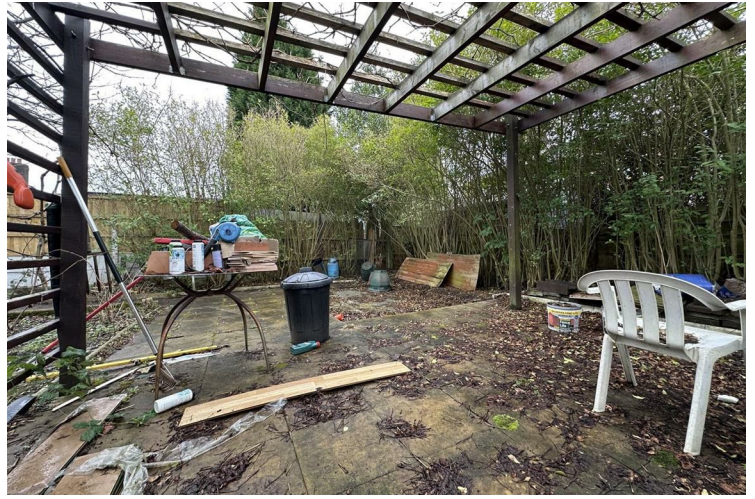
£325,000
FREEHOLD

Nestled in the heart of a vibrant community, 56 Northbank Gardens offers a delightful three-bedroom semi-detached home, presenting an excellent opportunity for families and individuals alike. The property is in good condition, yet provides ample scope for personalisation, allowing you to infuse your unique style and make it truly your own. Upon arrival, you'll be greeted by a spacious driveway accommodating up to three vehicles, ensuring convenient off-road parking. The expansive rear garden is a standout feature, offering a generous outdoor space perfect for family activities, gardening enthusiasts, or simply unwinding in a private setting. The ground floor boasts a large reception room that seamlessly flows into an open-plan conservatory, creating a bright and airy living space ideal for entertaining guests or enjoying quality family time. Upstairs, the property comprises two well-proportioned double bedrooms and a sizable single room, providing comfortable accommodation for all family members. Situated in the M19 area, the home benefits from proximity to a range of amenities. Families will appreciate the selection of reputable schools in the vicinity. Acacias Primary School and St. Andrew's CE Primary School cater to younger children, while Levenshulme High School offers secondary education. Additionally, Burnage Academy for Boys is within easy reach, providing further educational options. Transport links are a notable advantage of this location. Levenshulme railway station offers regular services to Manchester city centre and Stockport, facilitating straightforward commutes. The area is also well-served by bus routes, including the frequent 192 service along the A6, connecting residents to various parts of the city.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	8
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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