

29 St. Hildas Road , Northenden, M22 4FP

FIVE BEDROOM SEMI-DETACHED Park Lane Estate Agents are proud to offer For Sale this well-presented and much-loved five-bedroom semi-detached house which has been tastefully extended throughout. The property is located on St Hildas Road, a quiet and popular residential road boasting access to a wealth of amenities including schools, transport links, shops, restaurants, bars, parks and golf clubs. The property is uPVC double-glazed throughout and warmed by gas central heating. The internal accommodation comprises entrance hallway, lounge, dining room, kitchen, utility room/garage, downstairs w.c, stairs to the first-floor landing, master bedroom, second bedroom, third bedroom, fourth bedroom, fifth bedroom and the family bathroom. Externally to the front, the property offers a paved driveway for off-road parking and side access to the rear garden. To the rear of the property is a sizeable garden with a mix of lawn and patio, including a pergola seating area. Viewing is highly recommended to appreciate the property on offer, please contact us now to arrange your viewing!

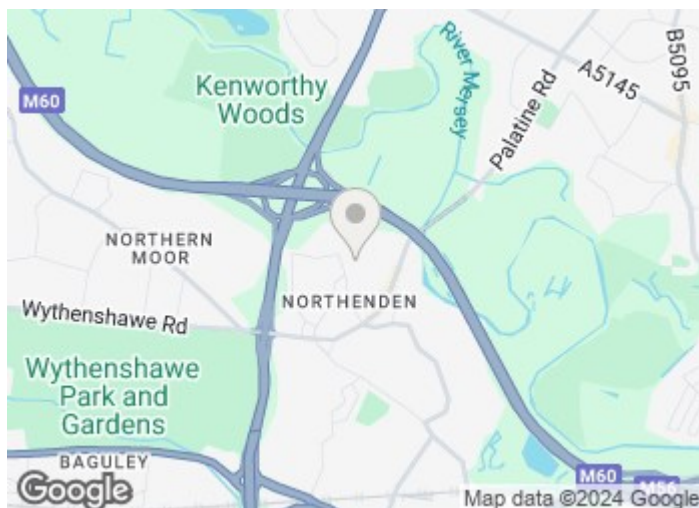
Offers In The Region Of £435,000

29 St. Hildas Road

, Northenden, M22 4FP



- EXTENDED FIVE BEDROOM SEMI-DETACHED
- DOWNSTAIRS W.C
- CLOSE TO A WEALTH OF LOCAL AMENITIES AND TRANSPORT LINK
- OFF ROAD PARKING
- SIZEABLE GARDEN TO THE REAR WITH A MIX OF LAWN AND PATIO
- CONTACT US NOW TO ARRANGE YOUR VIEWING
- MODERN KITCHEN AND FAMILY BATHROOM
- SPACIOUS LOUNGE AND DINING ROOM

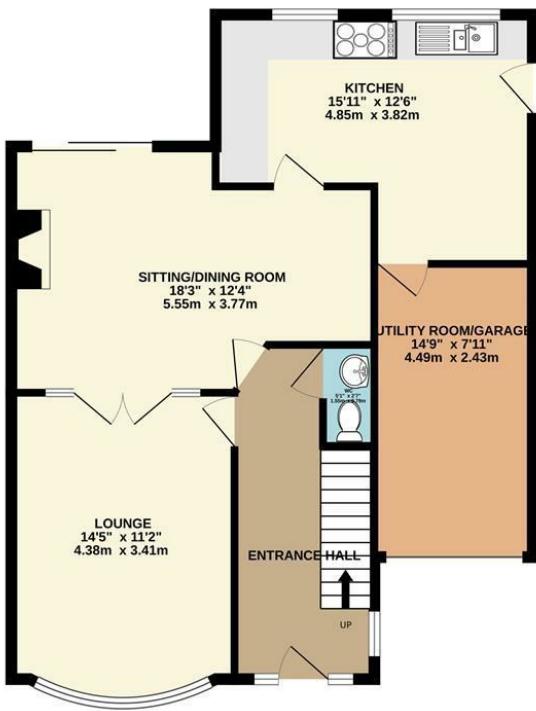


[Directions](#)

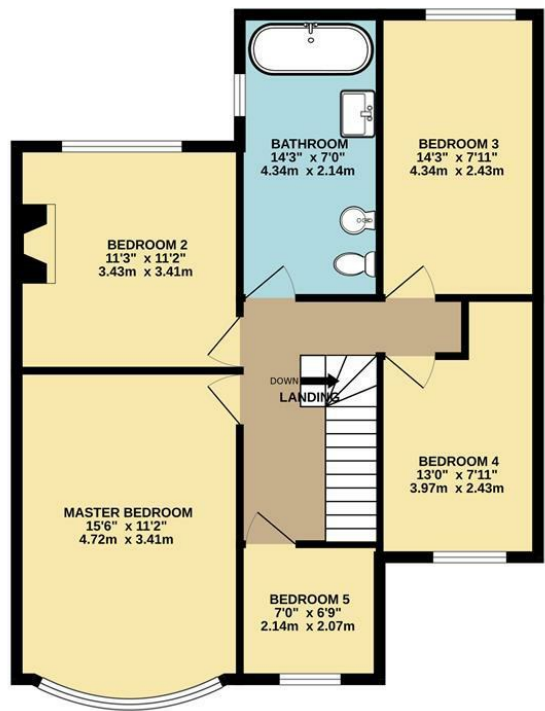


Floor Plan

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



FIVE BEDROOM SEMI-DETACHED

TOTAL FLOOR AREA : 1510 sq.ft. (140.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	