



34 Lingard Road, Northenden

Manchester

£375,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



34 Lingard Road

Northenden, Manchester

Council Tax band: C

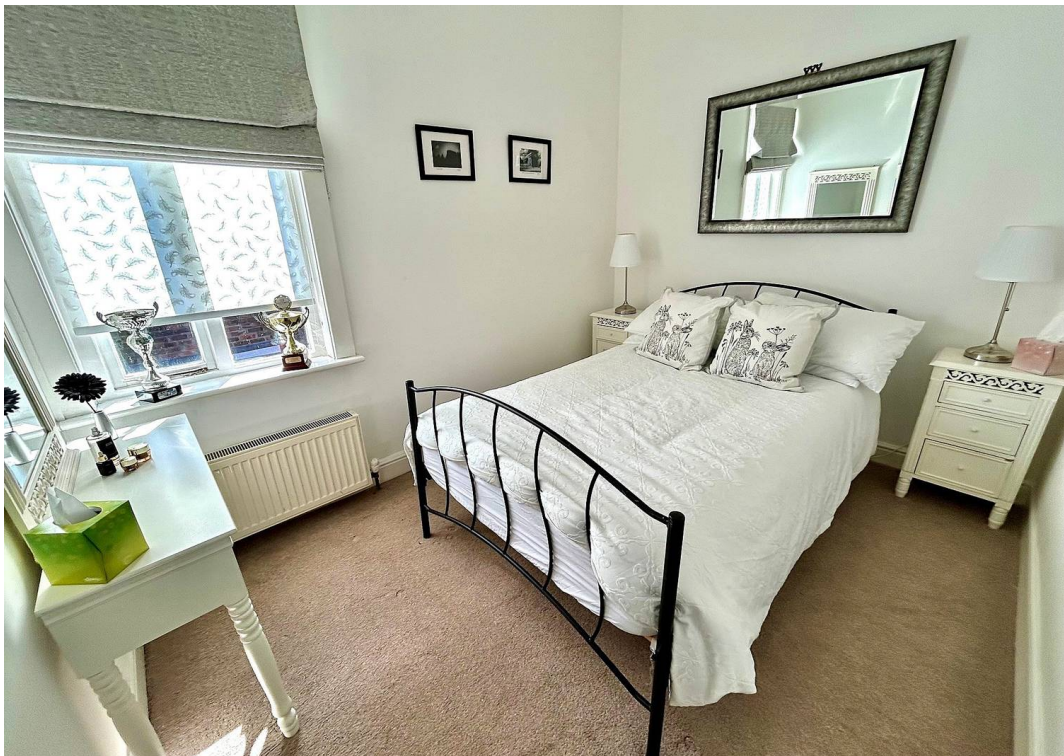
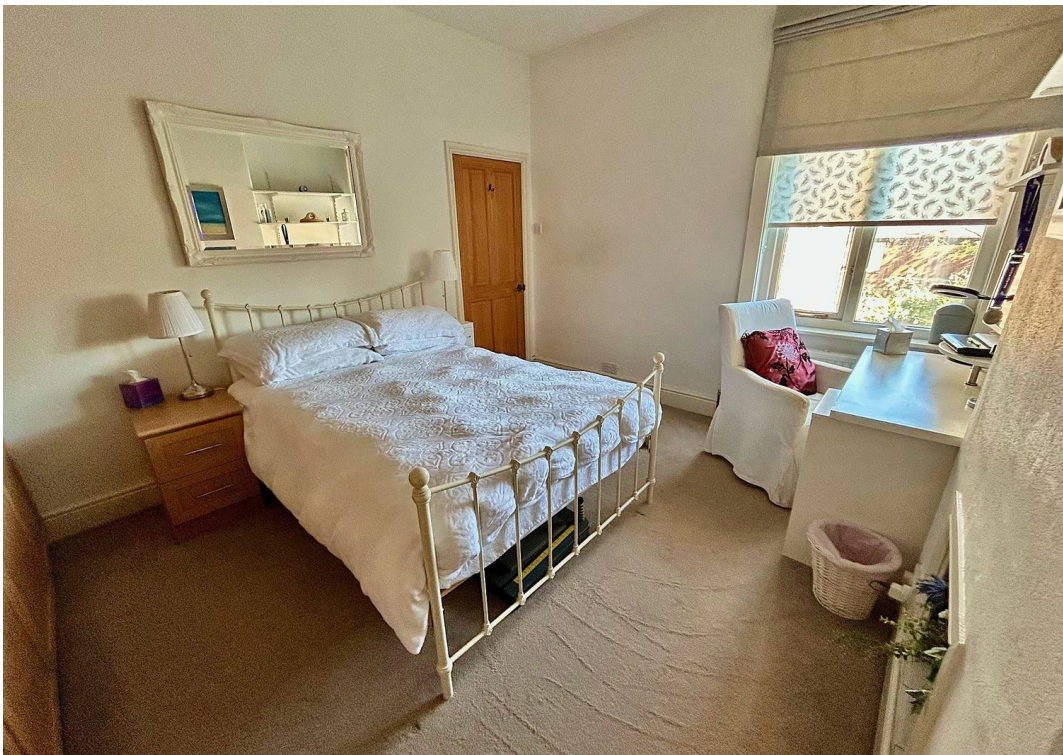
Tenure: Freehold

EPC Energy Efficiency Rating: D

- A Spacious and Well Presented Semi Detached Property
- Measuring a Highly Impressive SQ FT Including the Cellars.
- Open Plan Living/Dining Room and Modern Fitted Breakfast Kitchen
- Three Good Sized Double Bedrooms and a Stylish Three Piece Shower Room
- Private Rear Garden and Located Only Moments from Northenden Village
- Excellent Potential to Convert the Cellars (STPP)
- Offered to the Market with No Vendor Chain







This spacious and well presented three bedroom semi detached house is an excellent opportunity for families and professionals alike, offering a generous layout and impressive square footage that includes extensive cellars (with excellent potential for conversion, subject to planning permission).

Upon entry you are greeted by the entrance hallway which leads to the inviting open plan and bay fronted living and dining room, which features a period, feature fireplace. The modern fitted breakfast kitchen is equipped with a range of contemporary units and integrated appliances and provides access through French doors to the rear garden.

Upstairs, there are three well proportioned double bedrooms, with the principal bedroom being particularly large in size and boasting built in wardrobes, as well as a stylish three piece shower room finished to a high standard.

The cellars present a fantastic opportunity for further development (subject to the necessary consents). To the rear of the property you are greeted by a private garden with walled and fenced boundaries.

The property is offered to the market with no vendor chain. Located only moments from the vibrant amenities of Northenden Village, this home provides convenient access to local shops, cafes, and schools, as well as excellent transport links for commuting into Manchester and beyond.



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