



56 Arnfield Road, Withington

Manchester

Offers Over £400,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



56 Arnfield Road

Withington, Manchester

Council Tax band: C

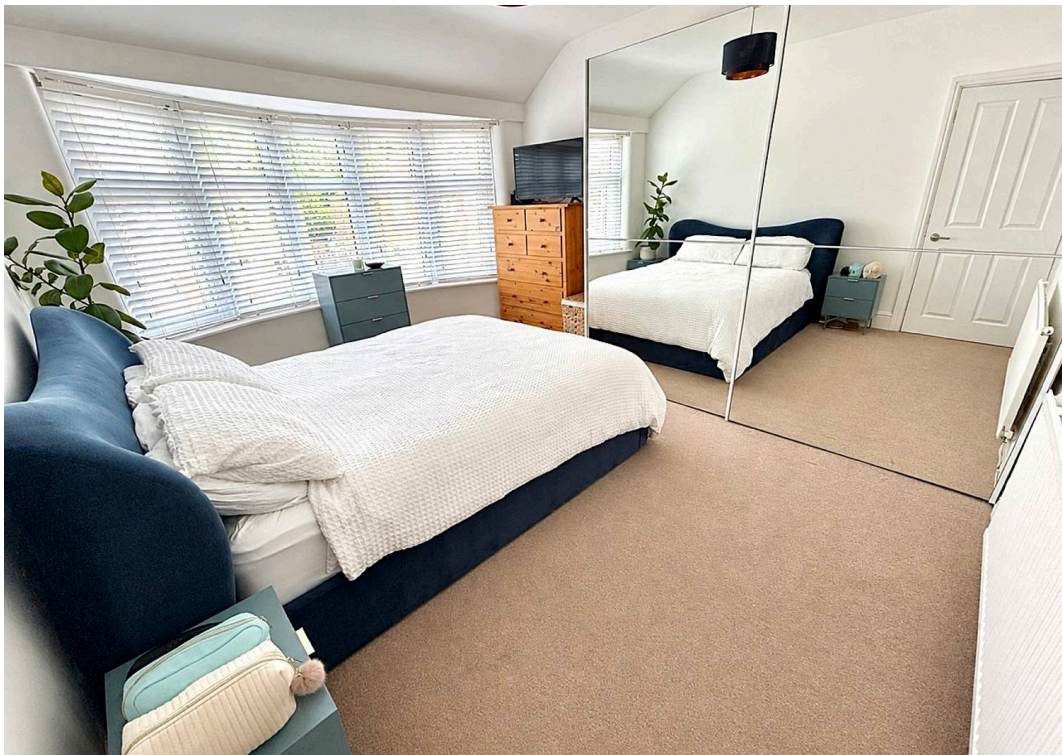
Tenure: Freehold

EPC: D

- A Well Presented and Light and Airy Semi Detached Property
- Located in a Highly Sought After Residential Area
- Two Bay Fronted Reception Rooms and a Fitted Kitchen
- Three Good Sized Bedrooms and a Contemporary Three Piece Bathroom Suite
- Off Road Parking for Two Vehicles and a South Facing Landscaped Garden
- Close to Local Amenities and Excellent Transport Links









A well presented and light and airy three bedroom semi detached house, perfectly positioned in a highly sought after residential area that's ideal.

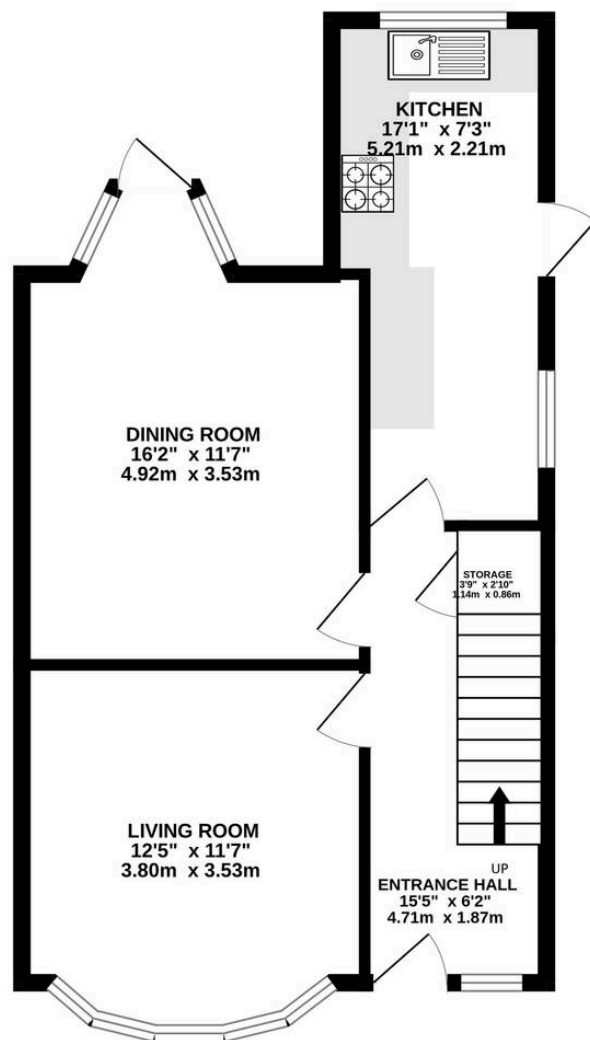
The ground floor consists of a welcoming entrance hallway with a useful under stairs storage cupboard. A bay fronted, light and airy living room, to the rear of the property you are greeted by a further bay fronted dining room with access to the rear garden. The fitted kitchen offers ample work surface and cupboard space and provides further access to the rear garden.

To the first floor, you'll find three good sized bedrooms, with both bedroom one and two benefiting from bay fronted windows. A three piece bathroom suite serves all three bedrooms.

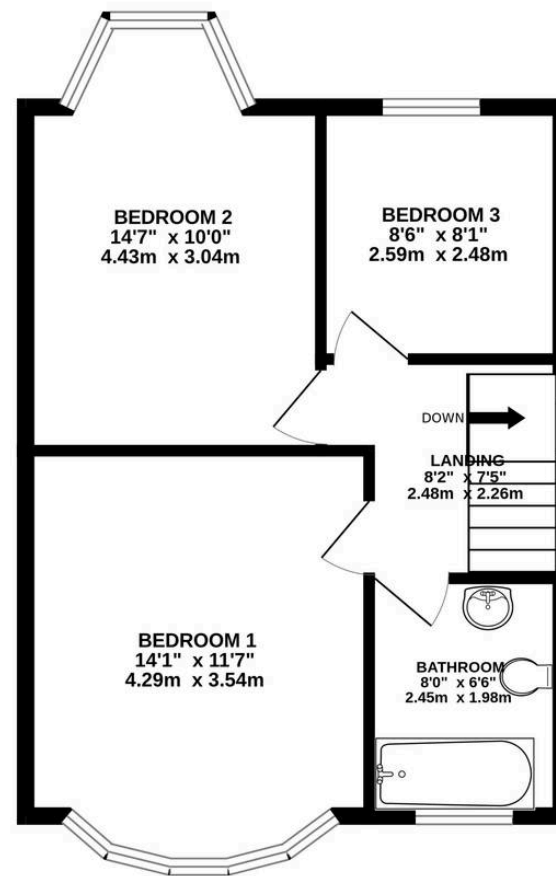
Externally there's off road parking for two vehicles, a secure gate leads to the South facing landscaped, private garden with fenced boundaries and tranquil patio area.

The property is only moments from Didsbury, West Didsbury and Withington Villages as well as excellent transport links.

GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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