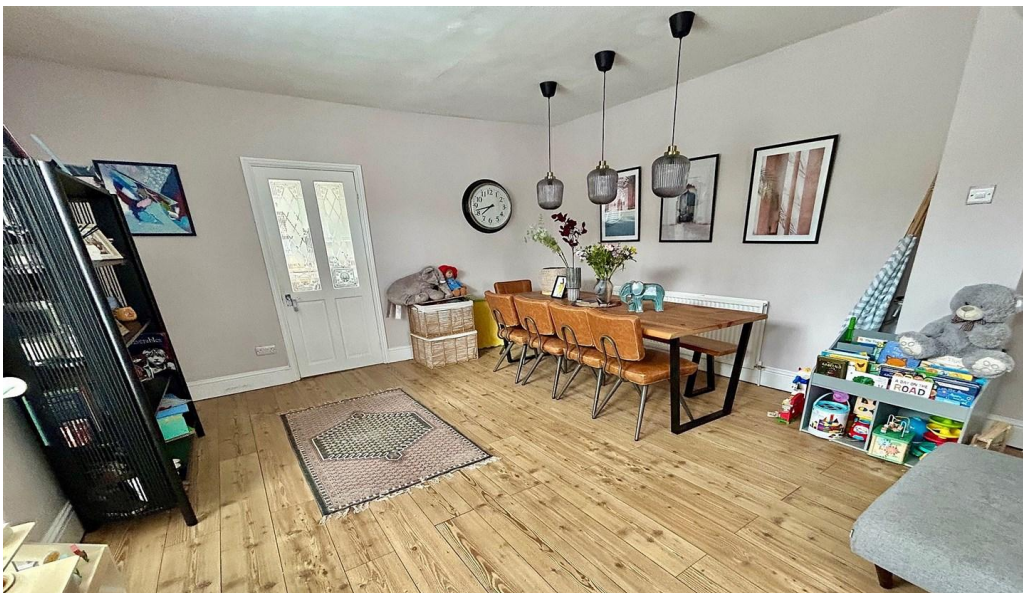




**GASCOIGNE
HALMAN**

Allanson Road, Northenden
£325,000.00

THE AREA'S LEADING ESTATE AGENCY



A unique opportunity to acquire a stunning and spacious two bedroom end terrace property. Located on a highly desirable and attractive road in Northenden and only moments from the village and excellent transport links. The property has been tastefully extended to the ground floor and still retains a generous Westerly facing garden and off road parking which is rare for this location. Offering a stylish and immaculate finish throughout, this property must be viewed to appreciate the accommodation on offer.

Property details

- A Unique, Spacious, Extended End Terrace Property
- Large Open Plan Living/Dining Room and a Modern Fitted Breakfast Kitchen
- Two Good Sized Double Bedrooms and a Three-Piece Bathroom Suite
- Off Road Parking and a Generous, Westerly Facing Private Garden
- Only Moments From Northenden Village and Excellent Transport Links
- Viewing Highly Recommended to Appreciate this Rare Property



About this property

Internally the accommodation comprises of an entrance hallway which opens to the spacious open plan living/dining room which benefits from two windows to the side of the property which allows an abundance of natural light, a feature fireplace and useful under stairs storage cupboard. A modern fitted kitchen with an array of integrated appliances, a Belfast sink and access to the rear garden completes the ground floor.

To the first floor there are two good sized double bedrooms, the primary bedroom is particularly large in size and benefits from a side window to allow further natural light. A contemporary three-piece bathroom suite serves both bedrooms.

Externally to the front there is off road parking which is unique to the area and a secure gate provides access to the generous and private rear Westerly facing garden.

Northenden has excellent commuter links via the M56 and M60 together with Princess Parkway and A34 providing easy access to the City Centre. Manchester International Airport is a ten minute drive away.

Northenden village offers a good range of local shops and cafés, including Tesco Express, Co-op, Costa, a butcher and a greengrocer, with larger supermarkets a ten minutes drive away.

The River Mersey Green Belt is close by incorporating the Trans Pennine Walking Trail. The house is on National Cycle Route 62.

Withington, Didsbury and Northenden Golf Clubs are all a short walk along the banks of the river in both directions.

Schools in the area are good with the C of E primary school now forming part of the St James and Emmanuel Academy Trust in Didsbury. Didsbury High School located on Princess Park Way opened in 2019.







DIRECTIONS

M22 4W/W

COUNCIL TAX BAND

B

TENURE

Leasehold
1000 year lease with 843 years remaining

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

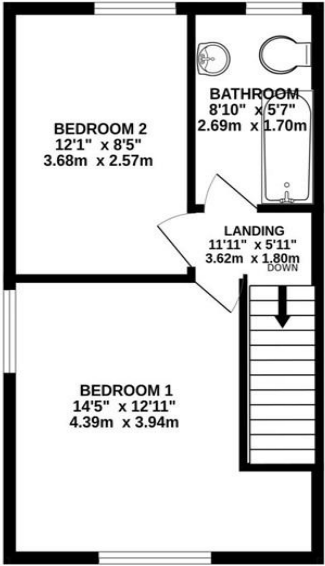
No

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GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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