



51 Amherst Road, Withington

Manchester

£395,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



51 Amherst Road

Withington, Manchester

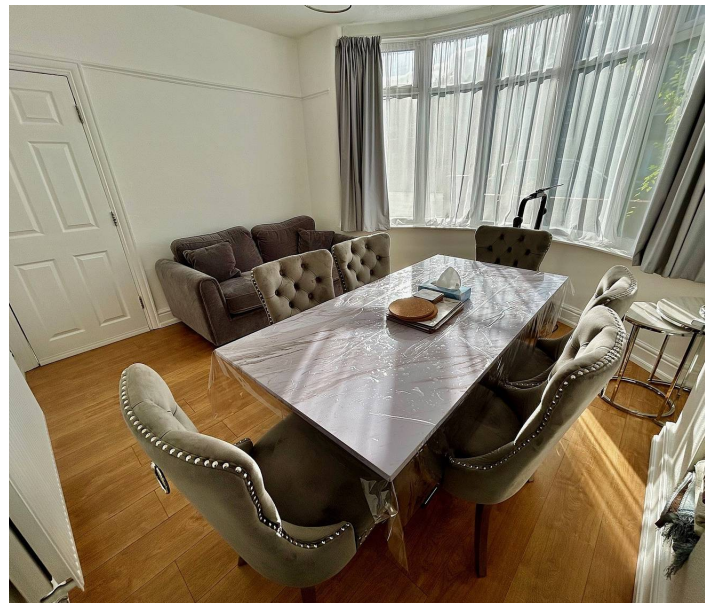
Council Tax band: C

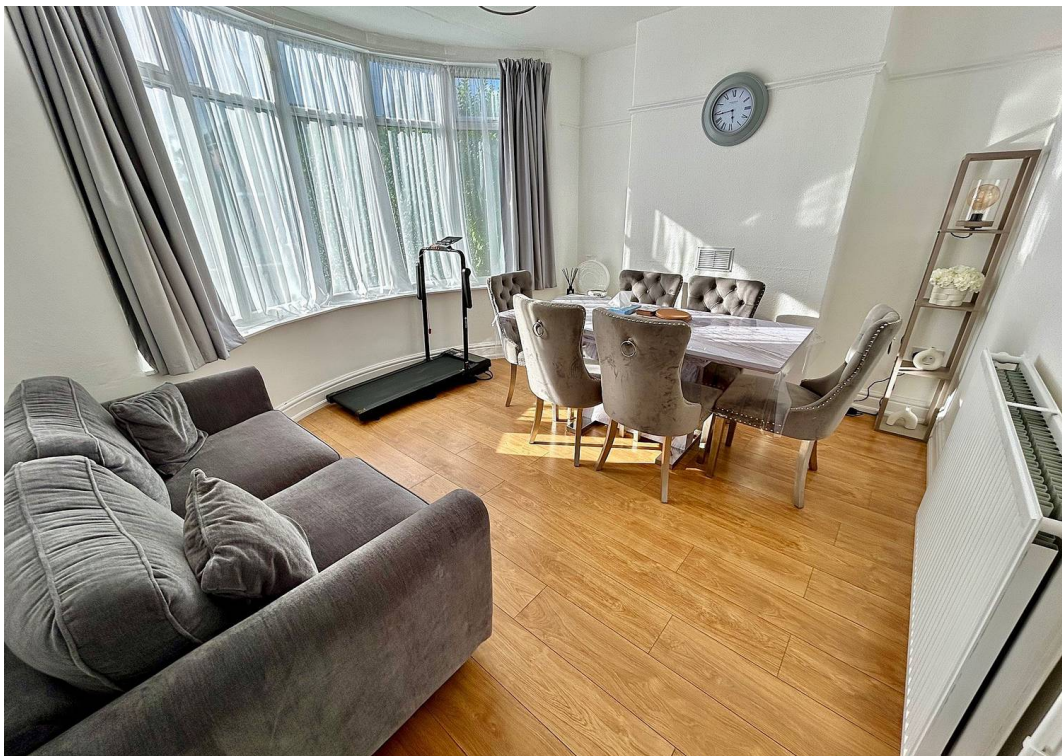
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A Spacious and Well Presented Bay Fronted Semi Detached Property
- Light and Airy Dining Room, Living Room and Modern Fitted Kitchen
- Three Good Sized Bedrooms and a Contemporary Bathroom Suite
- Offering Huge Potential to Extend Subject to Planning Permission
- Off Road Parking and Generous Private Rear Garden
- Located Close to Local Amenities and Excellent Transport Links and Offered with No Vendor Chain







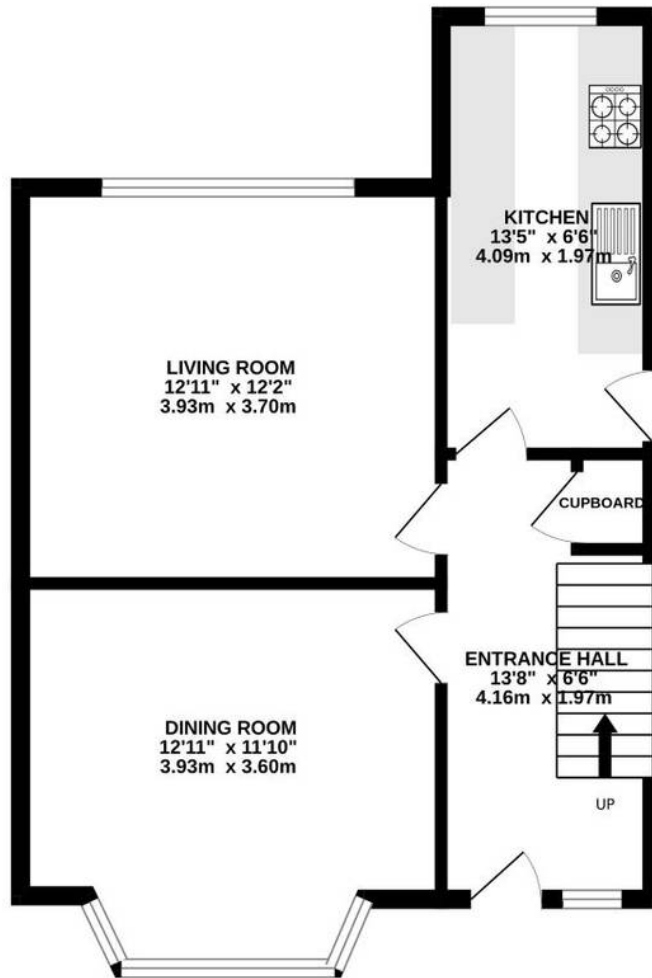
A well appointed and spacious bay fronted semi detached property. Measuring an impressive 909 SQ FT and situated in one of Withington's most sought after location, close to excellent transport links and only moments from Didsbury, West Didsbury and Withington villages. The property is ideal for a wide range of buyers and is ideal for any buyer looking to add value or extend (STPP). Off road parking to the front and a generous rear private garden.

The accommodation in brief comprises of; a welcoming entrance hallway with useful under stairs storage. A bay fronted dining room, a further living room is located to the rear of the ground floor. A modern fitted light and airy kitchen completes the ground floor.

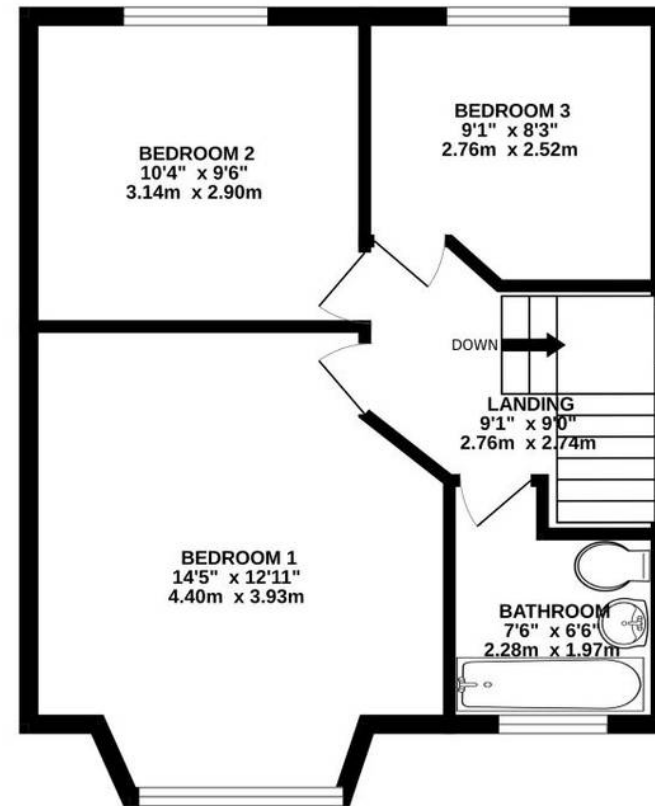
To the first floor there are three good sized bedrooms, the primary bedroom boasts a bay fronted window. A contemporary and stylish three piece bathroom suite serves all three bedrooms.

Externally the property provides off road parking and on street resident parking, whilst to the rear there is a generous private garden with fenced boundaries. The property is ideal for any buyer looking to add value and extend (STPP).

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



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Gascoigne Halman Didsbury

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