



56 Church Road, Northenden

Manchester

£350,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



56 Church Road

Northenden, Manchester

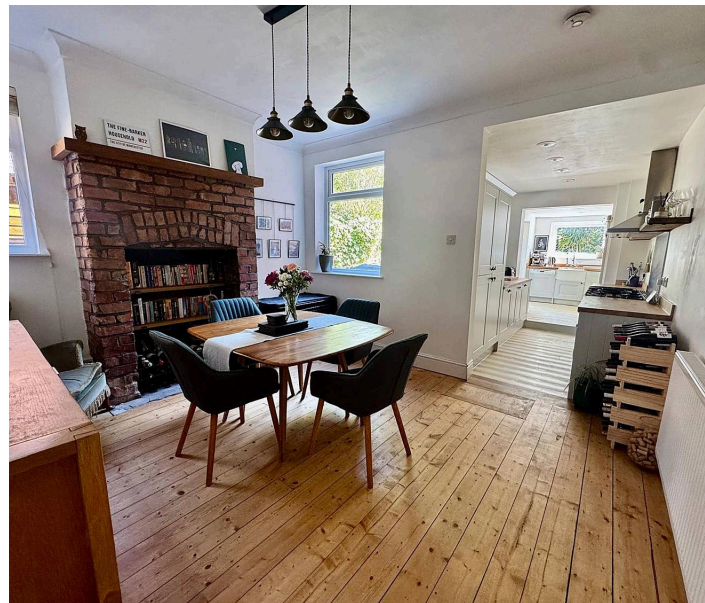
Council Tax band: B

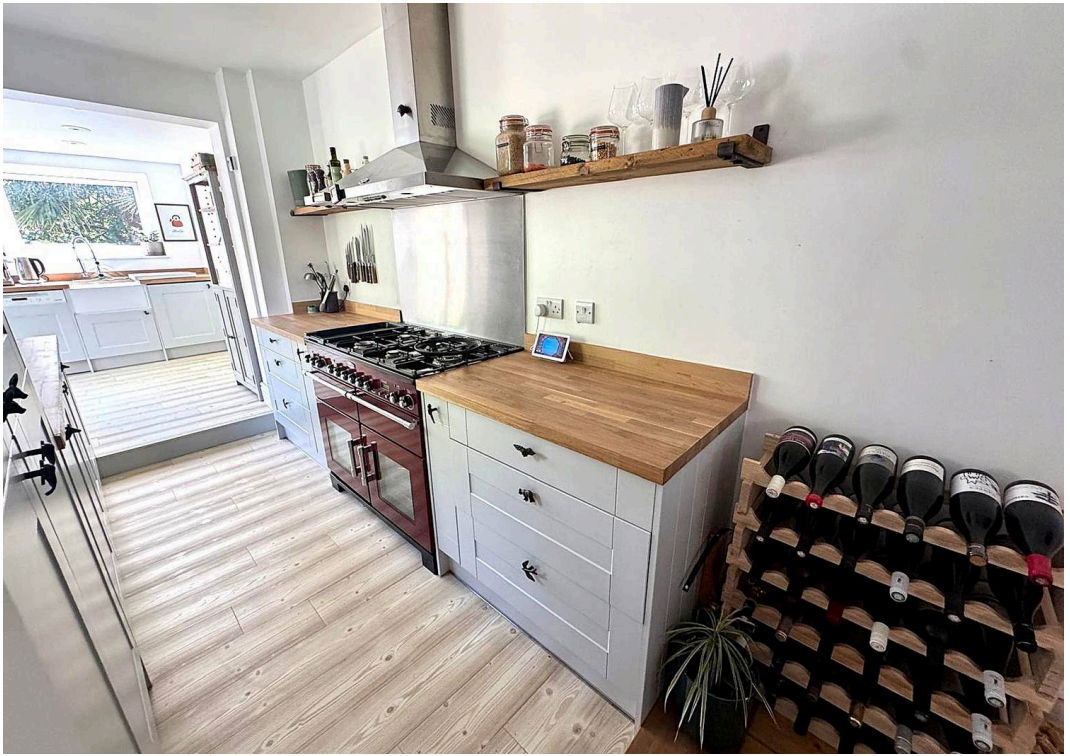
Tenure: Freehold

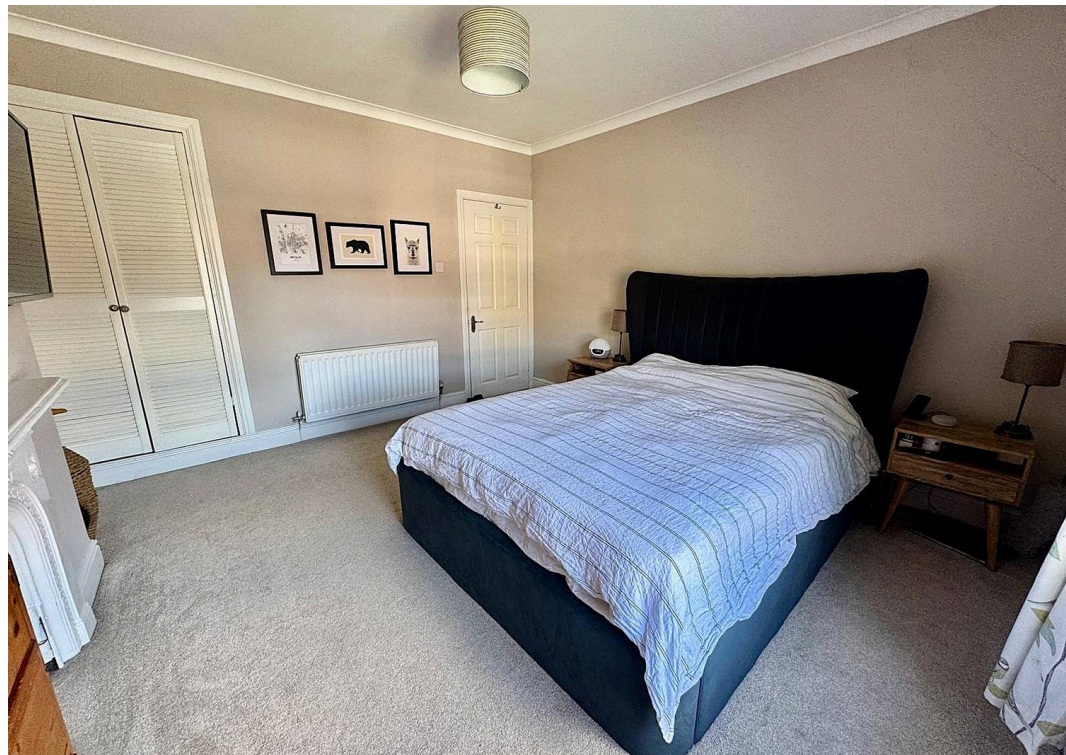
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- An Impressive and Immaculately Presented Semi Detached Property
- Two Spacious Reception Rooms and a Stunning Modern Fitted Kitchen
- Two double Bedrooms and a Luxury Four Piece Modern Bathroom
- Loft Room Currently Utilised as an Office/Bedroom
- Off Road Parking for two vehicles and a Generous Rear Garden
- Close to Excellent Transport Links and a Short Stroll from Nothenden Village
- Internal Viewing Highly Recommended







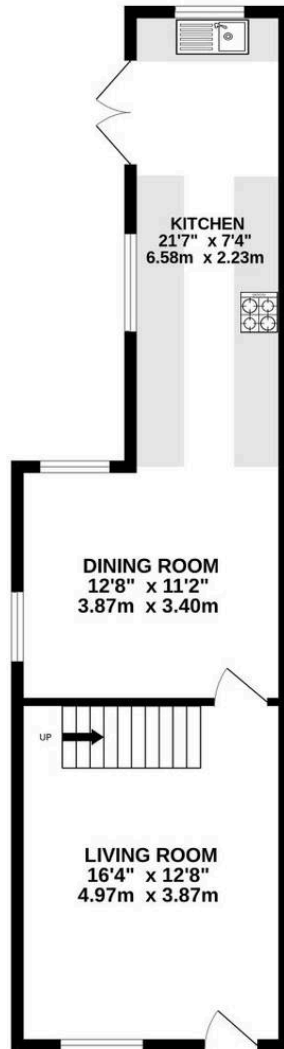


An impressive and immaculately finished two bedroom semi detached property, extensively renovated, boasting stylish and well-presented fittings throughout. The property has had a full re-wire and a recently installed Worcester boiler. Situated in a highly sought after location, close to excellent transport links and only a short walk from Northenden Village with its array of local amenities. Benefiting from off road parking to the front of the property and a generous rear garden. Internally the property comprises:- a spacious front living room with staircase leading to the first floor, feature fireplace and leads to the rear dining room with a brick feature fireplace and dual aspect windows. A modern fitted kitchen with an array of integrated appliances and access to the rear garden completes the ground floor.

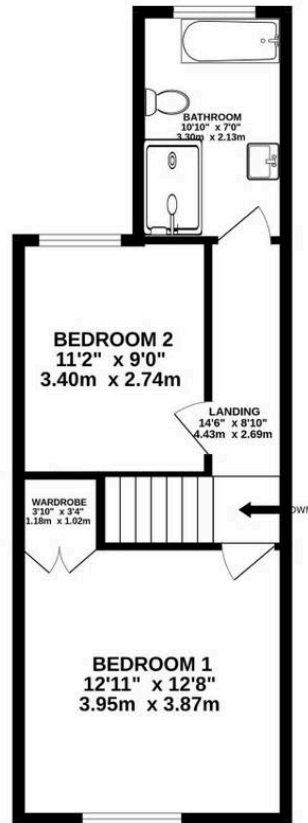
To the first floor there are two double bedrooms, the principal bedroom is particularly large in size with feature fireplace, a stunning and stylish four piece bathroom suite serves both bedrooms.

Externally to the front there is off road parking for two vehicles and a gate which leads to the rear garden. The rear garden is of a generous size with a lovely seating area ideal for summer entertaining and a lawned area.

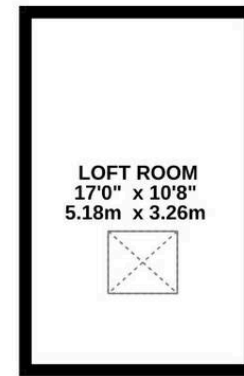
GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



LOFT ROOM
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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