



**GASCOIGNE  
HALMAN**

Queenhill Road, Northenden  
**£260,000.00**

THE AREA'S LEADING ESTATE AGENCY



A stunning and immaculately presented two double bedroom period terrace property located in a highly popular residential area of Northenden and only moments from Northenden Village and an array of excellent transport links. Walks along the River Mersey will take you into Didsbury. This property is ideal for a wide range of buyers including first time buyers and investors alike. Measuring an impressive 656 SQ FT over two floors and must be viewed to appreciate the accommodation on offer.

## Property details

- Stylish Mid Terrace Property Moments from Northenden Village
- Boasting Charming and Immaculately Presented Accommodation
- Spacious Living Room and a Modern Fitted Dining Kitchen
- Two Generous Double Bedrooms and a Stylish Three-Piece Bathroom Suite
- Attractive Frontage and Rear Courtyard Garden
- Moments from Local Amenities, Schools and Excellent Transport Links



## About this property

Internally the accommodation comprises: a light and airy living room with a feature fireplace which opens on to a modern fitted dining kitchen with a comprehensive range of fitted units and also containing a useful storage cupboard. A further storage cupboard and a stylish three-piece bathroom suite completes the ground floor.

To the first floor there are two good sized double bedrooms. Both bedrooms boast high ceilings and allow a high level of natural light.

Externally to the front there is a gated and walled entrance. To the rear there is a walled courtyard garden which provides access to a communal alleyway.

This property must be viewed in order to appropriate the stunning accommodation on offer.

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 Centre has a good range of small shops- Tesco Express, Coop, Costa, butcher and greengrocer with larger supermarkets ten minutes 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.

The Didsbury High School located on Princess Park Way opened in 2019.





## DIRECTIONS

M22 4HW

## COUNCIL TAX BAND

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## TENURE

Leasehold

## 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

Ask Agent

## PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

## PRIMARY SOURCE OF ELECTRICITY

Ask Agent

## PRIMARY SOURCE OF WATER

Ask Agent

## BROADBAND CONNECTION

Ask Agent

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

## SOURCES OF FLOODING

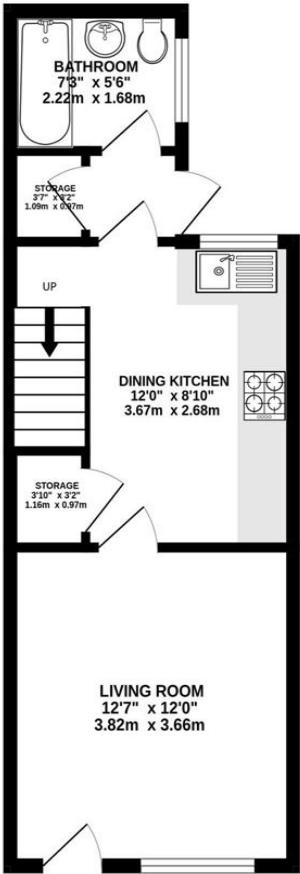
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

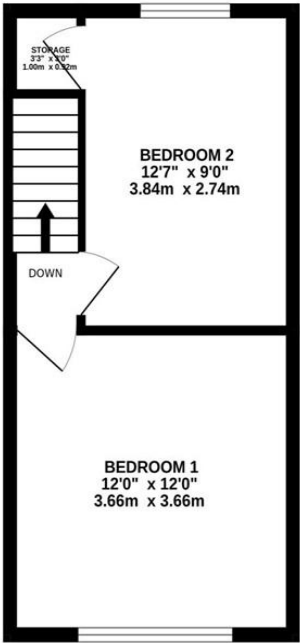
Ask Agent

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GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.





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