# 42 Lingard Road, Northenden, Manchester, M22 4EN





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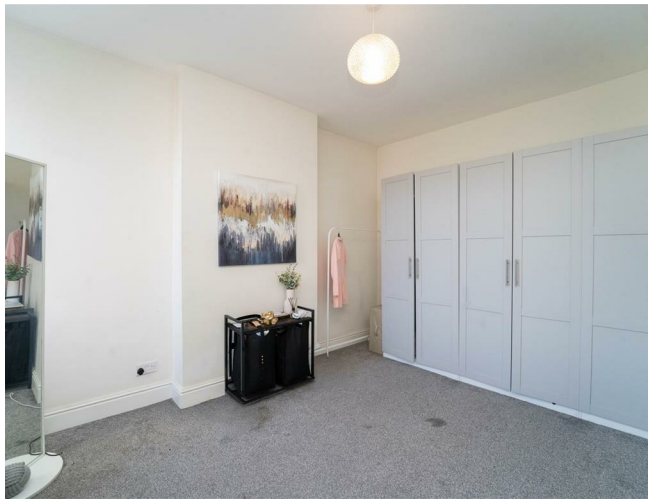
***VIDEO TOUR AVAILABLE*** A charming and stylishly presented, THREE DOUBLE BEDROOM, semi-detached property. Located on a highly regarded residential road in Northenden, off Palatine Road. Ideally positioned for all of the amenities on Palatine Road, close by to the River Mersey and Wythenshawe Park with its café, playground and farm, fantastic transport links are nearby giving you direct access into Manchester City centre and further afield, and Northenden Community Primary School is on your doorstep. In brief this period, bay-fronted property consists of; an entrance hall which allows access down into the cellar, a beautifully presented front facing lounge complete with period feature fireplace, a good-sized dining room, a modern and contemporary fully fitted kitchen which has access out into the rear garden. Stairs leading to the first-floor landing reveal two sizable double bedrooms, an additional bedroom, and white three-piece bathroom suite completing this fantastic property. Other benefits include gas fired central heating, high ceilings, ceiling coving, period features, and a rear enclosed garden.

£435,000







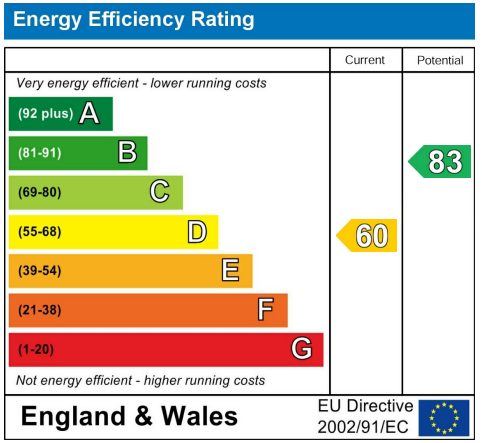








## EPC Chart








Tenure: **Freehold** Council Tax Band: **C**

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