



**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Calder Avenue, Northenden  
**£340,000.00**



A well presented, unique and spacious extended three bedroom semi detached property, a corner plot with gardens to three sides, the property is situated on a quiet cul de-sac in a popular residential area. Offering immaculate accommodation throughout, large living room with feature fireplace, good sized dining room and modern fitted kitchen. Two good sized double bedrooms and a contemporary bathroom suite. Off road parking for multiple vehicles and generous private rear garden to the front side and rear of the property.

## Property details

- Semi Detached Property In A Cul-De-Sac Position
- Two Light and Airy Reception Rooms And A Modern Fitted Kitchen
- Three Bedrooms And A Fitted Family Bathroom
- Off Road Parking And Stunning and Landscaped Gardens To Three Sides
- Close To Local Amenities, Schools And Transport Links
- Viewing Highly Recommended



## About this property

Internally the property boasts a welcoming entrance hallway with useful storage cupboard under the stairs, large light and airy dining room, extended living room with feature fireplace overlooking both the front and rear garden. A modern fitted kitchen completes the ground floor.

To the first floor there are two good sized double bedrooms and a further single, a contemporary three piece bathroom serves all three bedrooms.

Externally to the side there is off road parking for multiple vehicles and a well kept lawned area, a secure gate leads to the generous rear private garden, whilst to the front there is a stunning and generous landscaped private South 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 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 new Didsbury High School located on Princess Park Way opened in 2019.









## DIRECTIONS

M22 4AX

## 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.

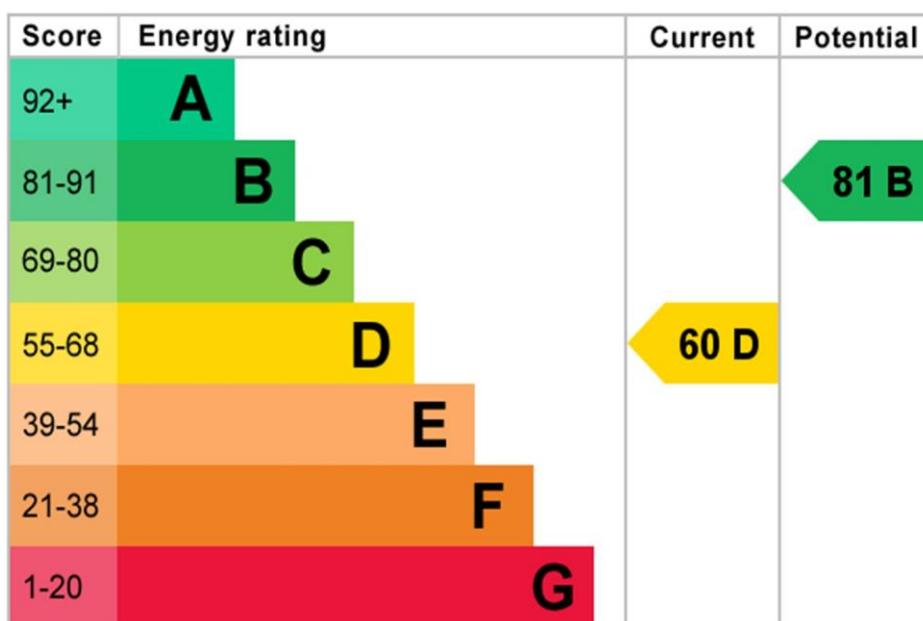
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



## PRIMARY SOURCE OF HEATING

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

Cable

## 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

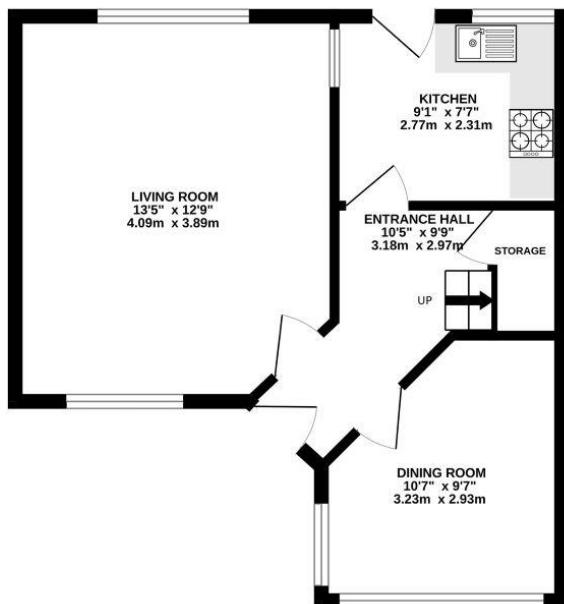
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

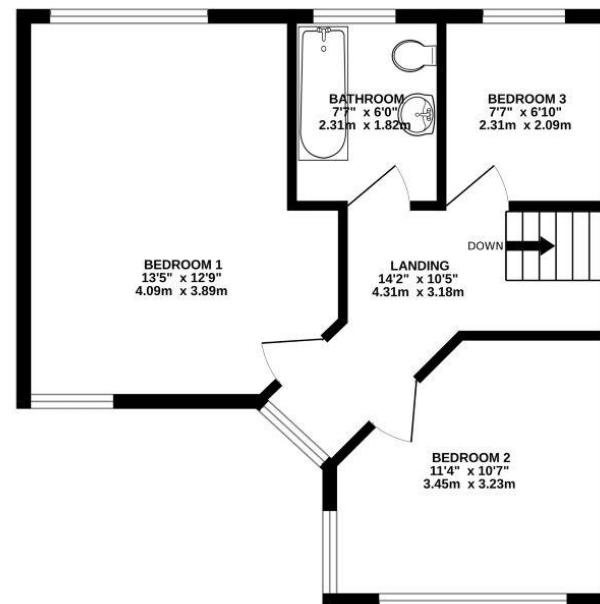
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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