

52 Greenpark Road, Northenden, Manchester, M22 4DR



JP&Brimelow
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Offers In The Region Of £375,000


3 2 1 D

****VIDEO TOUR AVAILABLE****A beautifully extended THREE BEDROOM semi-detached home, originally constructed in 1938, offering a great blend of period character and modern living. Ideally located within a popular residential area, with excellent access to transport links including the M56, M60 and Manchester Airport, as well as local amenities and well-regarded schools. The thoughtfully-planned accommodation consists of a porch, a welcoming entrance hallway, a spacious open lounge/dining room with a feature bay window and a marble fireplace, an extended fully fitted kitchen/breakfast room to the rear, and a conservatory providing additional living space with access out into the garden. A useful ground floor wet room is positioned off the entrance hall. To the first floor there are three well-proportioned bedrooms and a four-piece family bathroom. The property retains a number of original features including stained glass windows, whilst further benefits include parquet flooring, star galaxy granite flooring, and a large practical loft space. This property creates a great opportunity to create a wonderful home in a sought-after area.





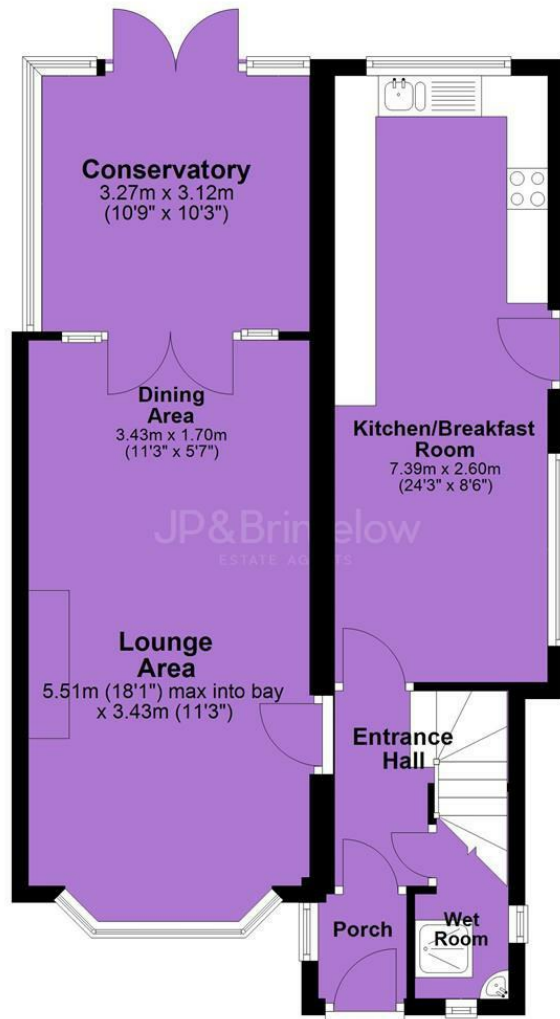
EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **D**

Ground Floor



First Floor



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