



**GASCOIGNE
HALMAN**

Henwood Road, Withington
Offers Over £325,000

THE AREA'S LEADING ESTATE AGENCY



A spacious and well presented, period mid terrace property. Boasting immaculate accommodation and located on a highly sought after residential cul-de-sac road, only moments from excellent transport links, Fog Lane Park and local amenities such as Didsbury and Withington Villages. Ample on street resident parking and a rear private garden.

Property details

- An Attractive and Well-Presented Period Mid Terrace Property
- Two Light and Airy Reception Rooms and a Modern Fitted Kitchen
- Two Good Sized Double Bedrooms and a Contemporary Three-Piece Bathroom Suite
- Private Rear Garden With Walled and Fenced Boundaries
- Highly Sought After Cul-De-Sac Location Close to Excellent Transport Links and Local Amenities
- Ideal for a Wide Range of Buyers and Internal Viewing Highly Recommended



About this property

Internally the property comprises: a large living room which opens out to a spacious dining room with attractive French doors which leads to the rear garden. A modern fitted kitchen with further access to the rear garden, completes the ground floor.

To the first floor there are two good sized bedrooms with the principal bedroom being particularly large in size. A stylish three-piece bathroom suite serves both bedrooms.

Externally your approach the property via a gated entrance with a paved pathway leading to the front door. To the rear there is a paved rear private garden with walled and fenced boundaries.

Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre is located on along Wilmslow Road, offers more than adequate shopping facilities for everyday requirements. Mauldeth Road railway station nearby, provides commuter services to Manchester City centre and Manchester International Airport. Withington is ideally situated for ease of access to both University and hospital complexes at The Christie and Manchester Royal Infirmary. Schools and recreational facilities in the area are good.







DIRECTIONS

M20 4XQ

COUNCIL TAX BAND

B

TENURE

Freehold

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

Fibre to the premises

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

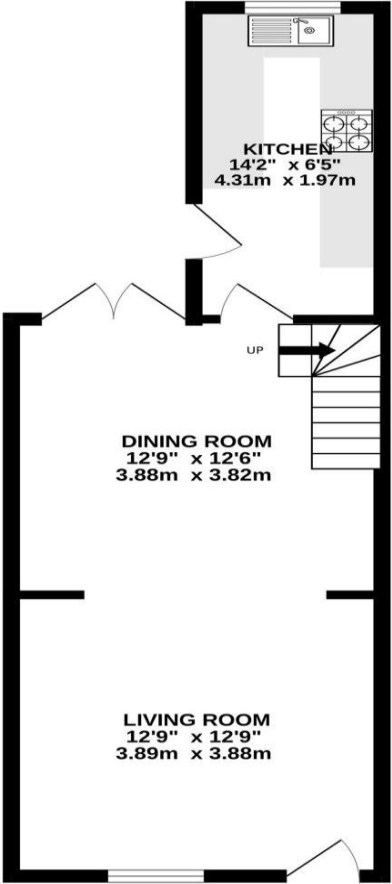
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

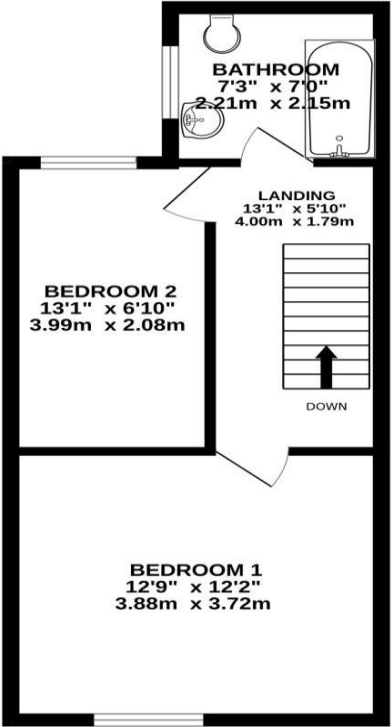
No

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GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.





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