



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Henwood Road, Withington
Offers Over £325,000



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

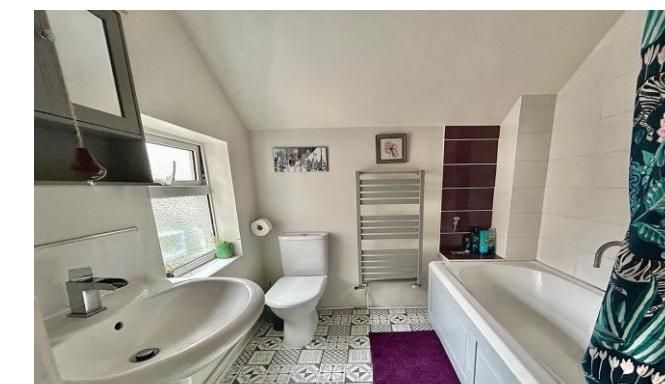
Internally the property comprises: a large living room which opens out to a spacious dining room with attractive French doors which leads to the rear garden. A modern fitted kitchen with further access to the rear garden, completes the ground floor.

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

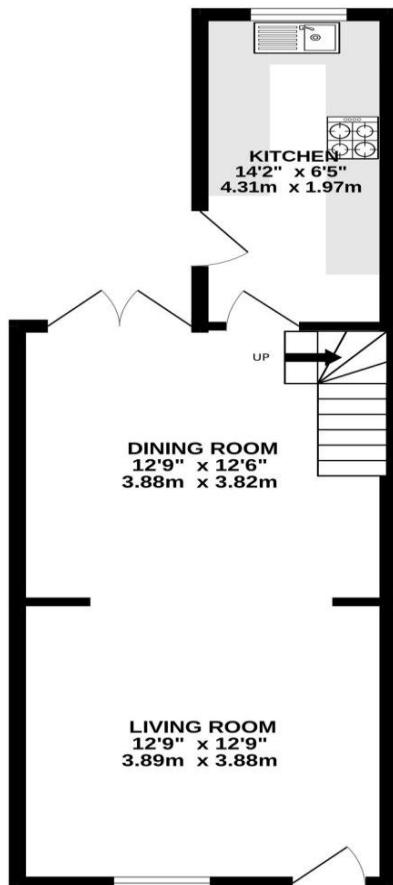
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

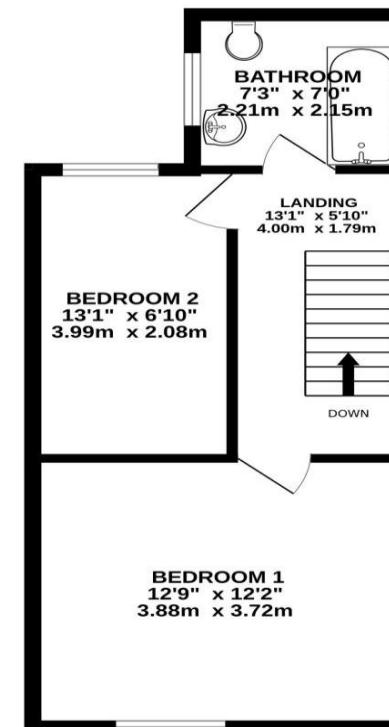
No

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



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





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