



48 Church Road, Northenden

Manchester

£325,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



48 Church Road

Northenden, Manchester

Council Tax band: B

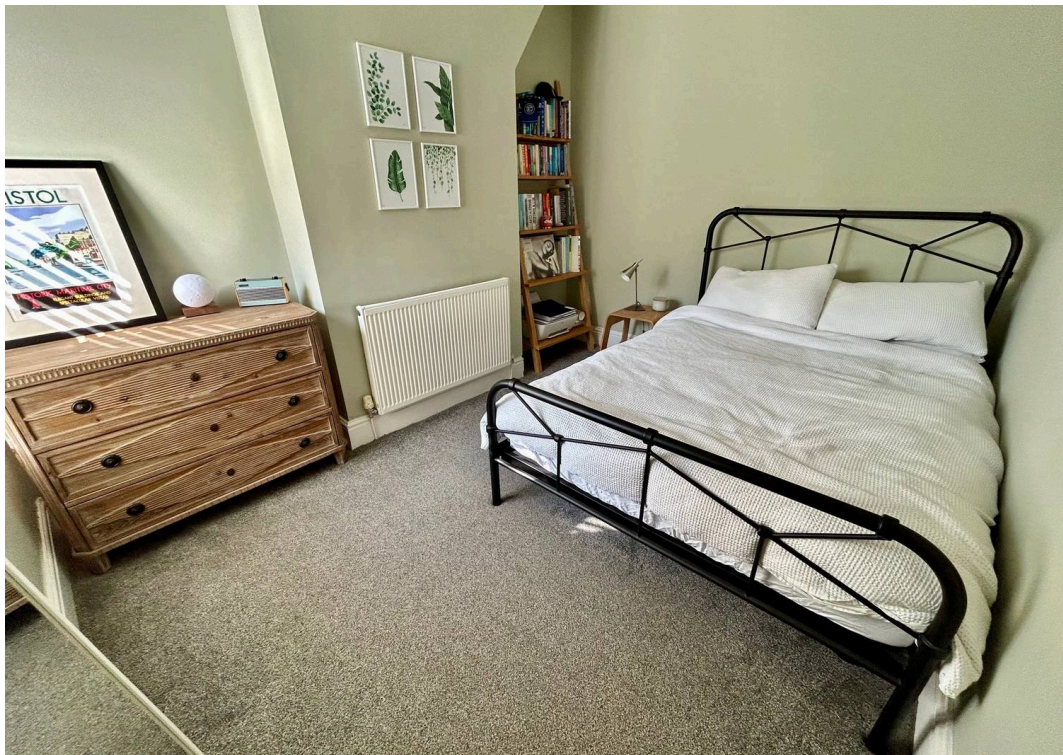
Tenure: Freehold

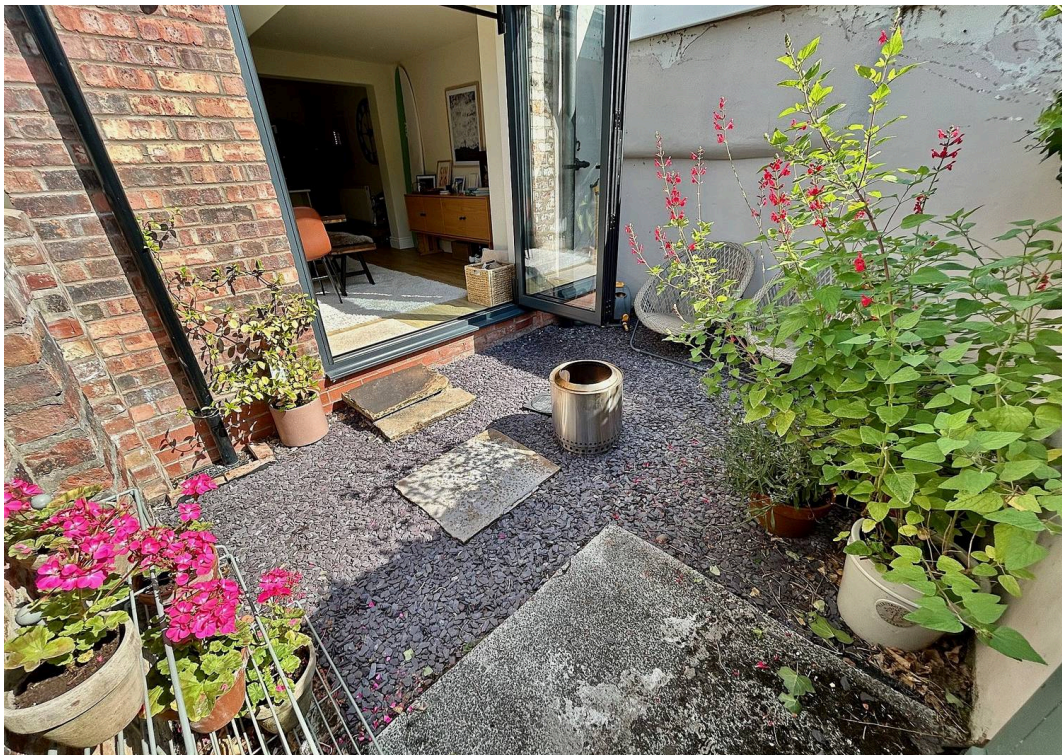
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A Stylish and Immaculately Presented Two Bedroom Terrace Property
- Tastefully Extended by the Current Owners
- Light and Airy Living Room and Modern Open Plan Dining Kitchen
- Two Good Sized Bedrooms and a Four Piece Contemporary Bathroom Suite
- Useful Loft Room, Off Street Parking and a Landscaped Rear Garden
- Close to Northenden Village, Local Amenities and Excellent Transport Links





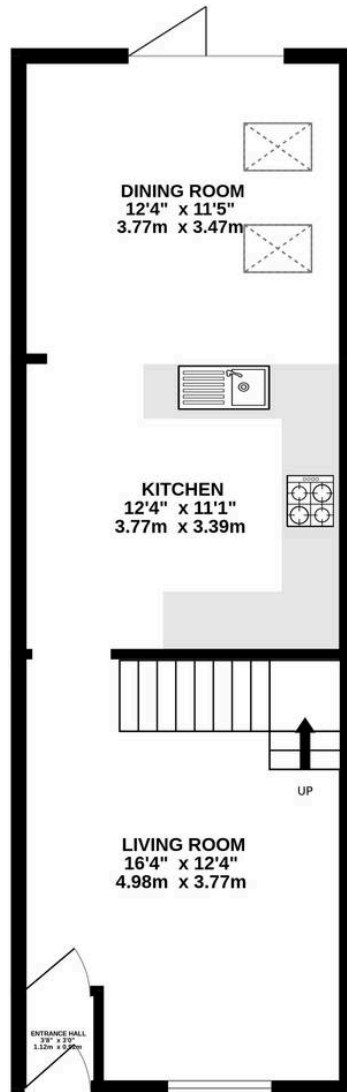


This stylish and immaculately presented two bedroom terraced house offers an exceptional standard of accommodation, having been tastefully extended and modernised by the current owners. The property welcomes you with a light and airy living room. The contemporary open plan dining kitchen is thoughtfully designed, featuring modern fittings and an array of integrated appliances, the dining area boasts two attractive Velux windows and bi-folding doors overlooking the rear garden.

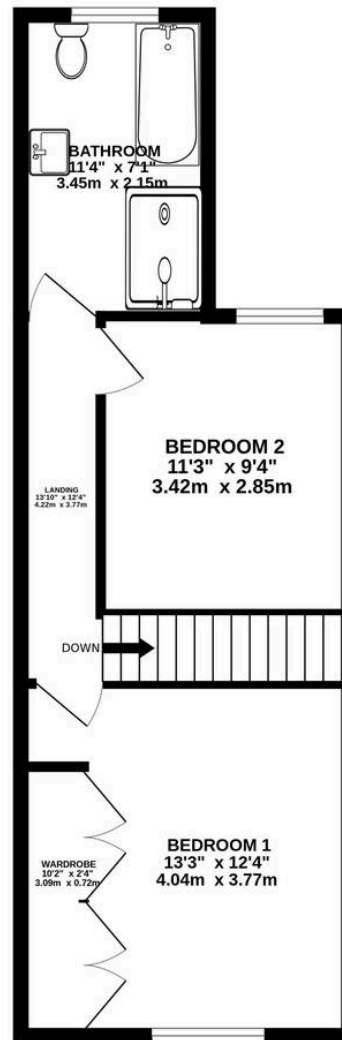
Upstairs, there are two generously sized bedrooms, both finished to a high standard, along with a luxurious four piece contemporary bathroom suite that includes a separate shower and bath. A useful loft room provides additional versatile space, ideal for a home office or extra storage.

The property also benefits from off street parking, ensuring convenience for residents and visitors alike. Located close to Northenden Village, this home is within easy reach of a variety of local amenities, excellent transport links and popular green spaces, making it an ideal choice for professionals, couples or small families. A pleasant courtyard garden with walled boundaries provides the ideal sun retreat whilst the property also offers a larger landscaped rear garden.

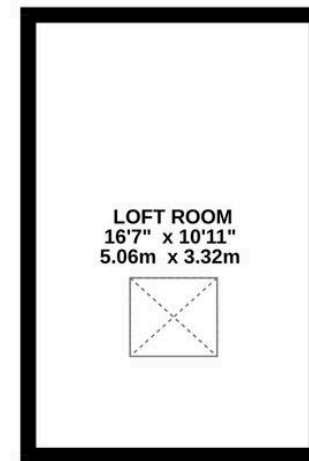
GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



LOFT ROOM
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Gascoigne Halman

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