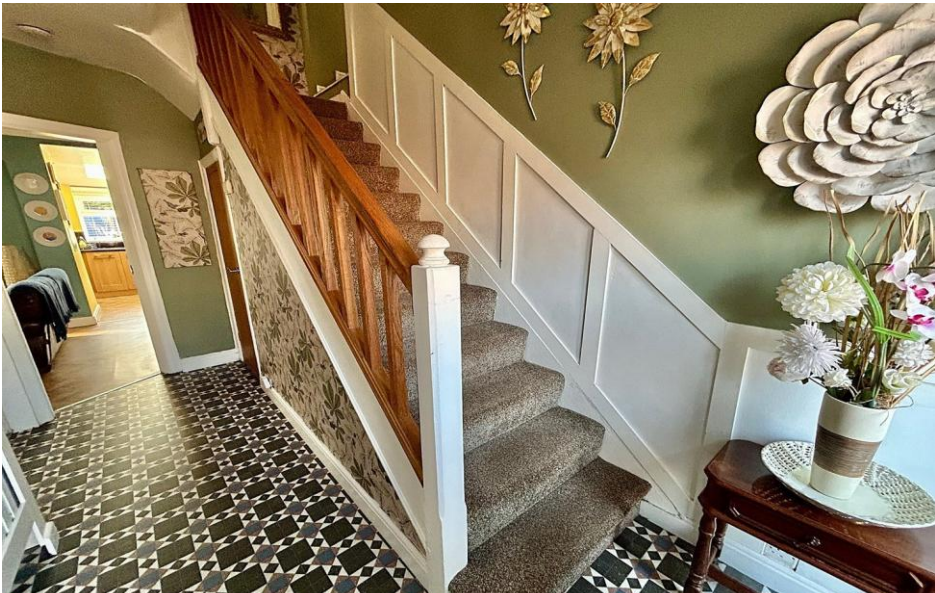




**GASCOIGNE
HALMAN**

St. Hildas Road, Northenden
£495,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious, bay fronted and tastefully extended semi detached property which boasts light and airy accommodation and measures a highly impressive 1294 SQ FT. Having been extended by the current owners to offer an abundance of space and offering the ideal modern family home, located only moments from Northenden Village, excellent transport links and situated on a quiet cul de sac. Off road parking to the front for two vehicles and a Southerly facing garden containing a detached garage.

Property details

- A Spacious and Well-Presented Extended Semi Detached Property
- Located on a Quiet Cul De Sac but Only Moments from Northenden Village
- Measuring a Highly Impressive 1294 SQ FT
- Bay Fronted Living Room and Modern Open Plan Family Dining Kitchen
- Four Good Sized Bedrooms, Useful Office/Dressing Room and a Contemporary Four Piece Bathroom Suite
- Off Road Parking and a Landscaped Southerly Facing Garden with a Detached Garage



About this property

Internally the property comprises of a welcoming entrance hallway with useful downstairs W/C. A bay fronted living room boasting plantation shutters and a feature fireplace. A large modern, open plan living/dining kitchen with modern fitted units, attractive sky light and French doors that lead to the garden. A utility room with further access to the garden, completes the ground floor.

To the first floor there are four good sized bedrooms. The primary bedroom is located to the front of the property with built in wardrobes, bay fronted window and plantation shutters. A contemporary four-piece bathroom suite serves all four bedrooms. Just off the third bedroom there is an ideal office/dressing room which is currently being used as a fifth bedroom.

Externally to the front there is a gated entrance and off-road parking for two vehicles. A secure gate provides access to the Southerly facing, landscaped rear garden complete with artificial lawn and a detached garage.

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 village offers a good range of local shops and cafés, including Tesco Express, Co-op, Costa, a butcher and a greengrocer, with larger supermarkets a ten minutes drive 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.

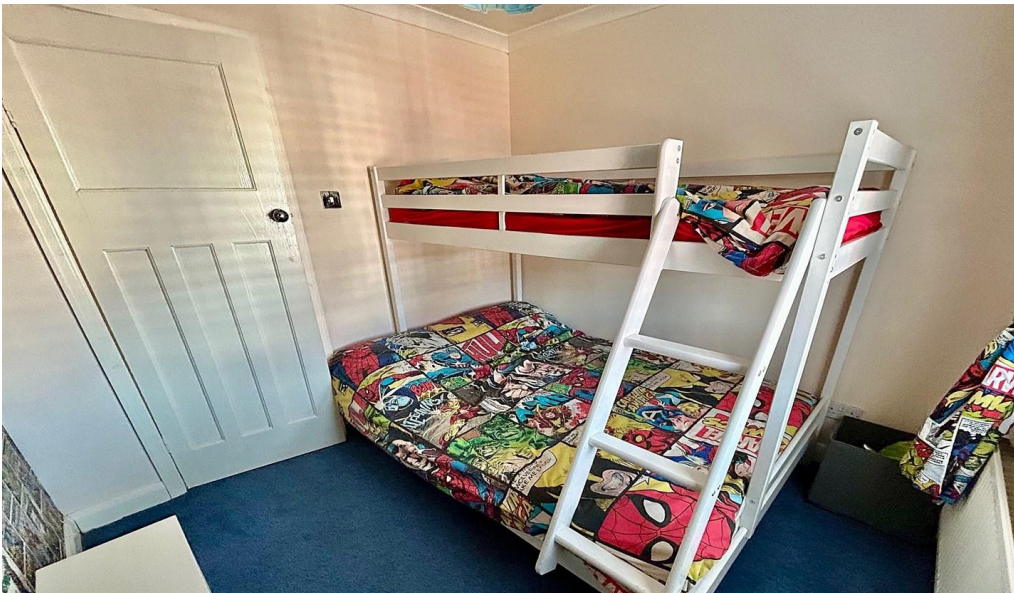
Didsbury High School located on Princess Park Way opened in 2019.



GASCOIGNE HALMAN









DIRECTIONS

M22 4FP

COUNCIL TAX BAND

C

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

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

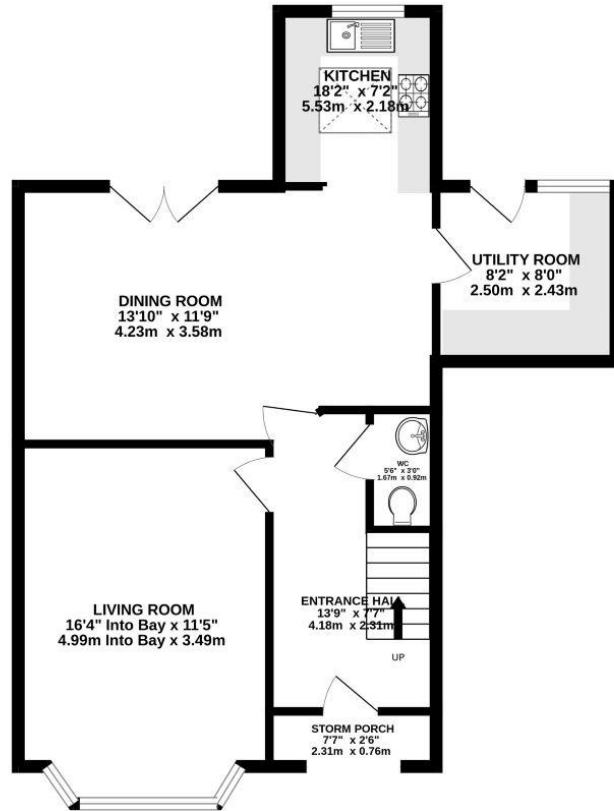
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

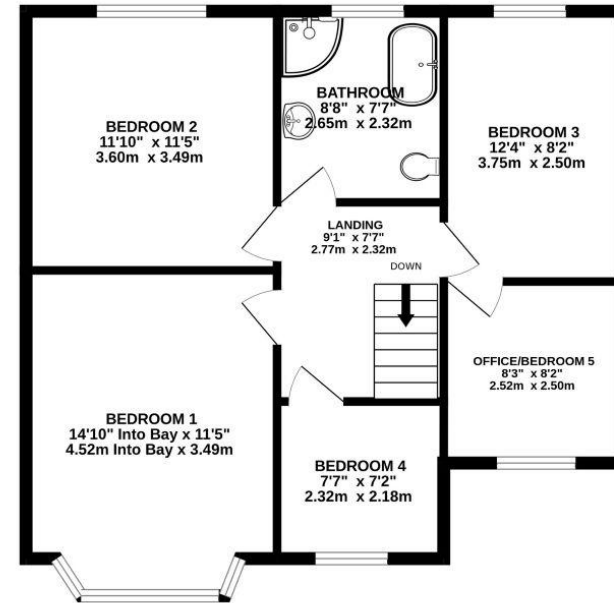
No

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GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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