



**GASCOIGNE
HALMAN**

Copperbeech Close, Northenden
£700,000.00

THE AREA'S LEADING ESTATE AGENCY



A rare and unique opportunity to acquire a spectacular extended modern family detached property. The property measures a highly impressive 2152 SQ FT and has been sympathetically extended to offer light and airy accommodation. Located on one of Northenden's most popular yet secluded roads and set within a leafy outlook, this attractive detached property offers versatile living. The property boasts a classic brick facade complemented by a well maintained front garden, a substantial driveway leading to a double garage and a generous rear South Westerly facing garden.

Property details

- A Rare and Unique Opportunity to Acquire a Detached Family Home
- Located on Arguably Northenden's Most Sought After Roads
- Measuring a Highly Impressive 2152 SQ FT
- Modern Fitted Kitchen, Four Light and Airy Reception Rooms Including a Spectacular Family/Dining Room
- Stunning, Landscaped South Westerly Facing Garden
- Four Excellent Sized Double Bedrooms and Three Contemporary Bathroom Suites
- Off Road Parking for Multiple Vehicles and a Double Garage
- Only Moments from Northenden Village and Superb Transport Links



About this property

The welcoming exterior is framed by mature trees and established greenery creating a sense of privacy and tranquility. A paved pathway leads to the front entrance porch. Inside, the home is arranged over two floors offering well-proportioned rooms filled with natural light. The layout is perfect for everyday living and entertaining. It comprises of a large entrance hallway, to the right of which you are greeted by a spacious front to rear living room with attractive bi-folding doors and log burning stove. A modern fitted breakfast kitchen offers an array of integrated appliances. To the rear of the ground floor there is a simply spectacular extended family/dining room which benefits from sky lights and further bi-folding doors overlooking the rear garden. A useful office, utility room, study and access to an integral double garage make up the remainder of the ground floor.

To the first floor there are four good sized double bedrooms. The principal bedroom offers views over the garden, built in wardrobes and a three-piece en-suite shower room. A fitted four-piece bathroom serves all three other bedrooms.

Externally to the front there is off road parking for multiple vehicles and surrounded by mature plants and trees to provide an excellent level of privacy. To the rear there is a private landscaped South Westerly facing rear garden complete with a bespoke greenhouse. In addition, there are separate decking and patio areas which are ideal for entertaining and Al Fresco dining.

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.















DIRECTIONS

M22 4WP

COUNCIL TAX BAND

F

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

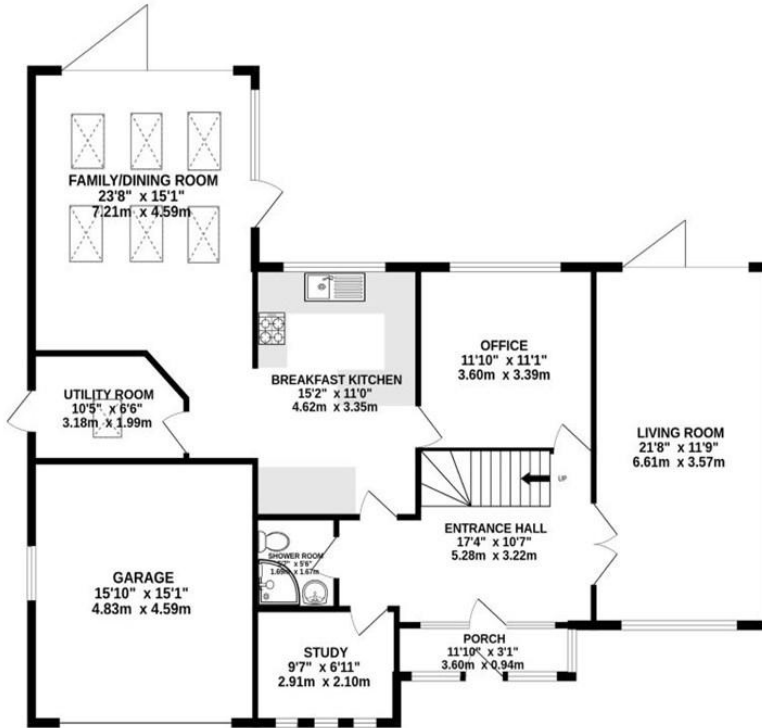
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

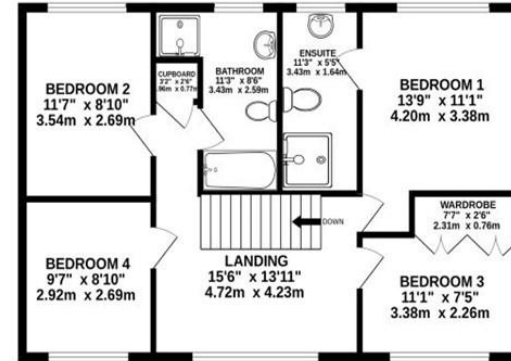
No

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GROUND FLOOR
1437 sq.ft. (133.5 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 2152 sq.ft. (200.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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