



**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Henwood Road, Withington  
**£340,000.00**



A well-presented and appointed, extended mid terrace property. Located on a highly sought after cul de sac with easy access to Fog Lane Park, excellent transport links and both Didsbury and Withington villages with their array of independent shops, bars and restaurants. The property benefits from immaculate presentation and is ideal for a wide range of buyers. Ample on street parking and an excellent sized rear garden. Offered to the market with No Vendor Chain.

## Property details

- A Charming and Extended Period Terrace Property Situated on a Quiet Cul-De-Sac
- Two Spacious Reception Rooms and an Extended Modern Fitted Breakfast Kitchen
- Two Light and Airy Double Bedrooms and a Generous Three Piece Bathroom Suite
- Street Parking, Garden Frontage and a South Easterly Good Sized Rear Garden
- Close to Local Amenities, Excellent Transport Links and Easy Access to Both Didsbury and Withington Villages
- Ideal for the First Time Buyer and Investor Alike and Offered to the Market with No vendor chain



## About this property

An attractive and spacious period mid terrace property extended to the ground floor to give over 840 sq ft of internal accommodation. The property is located on a sought after cul-de-sac not far from Didsbury village and only a short stroll to Withington village and Fog lane park.

Internally the property comprises: - welcoming entrance hallway, front dining room, living room with attractive feature fireplace opening to an extended breakfast kitchen area which boasts French doors on to the rear patio and garden.

To the first floor there are two large double bedrooms and a good-size contemporary three-piece bathroom suite.

Externally there is ample street parking to the front, gated front garden whilst to the rear there is a good-size garden with patio area which enjoys a South Easterly aspect. Offered to the market with No Vendor Chain.

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.

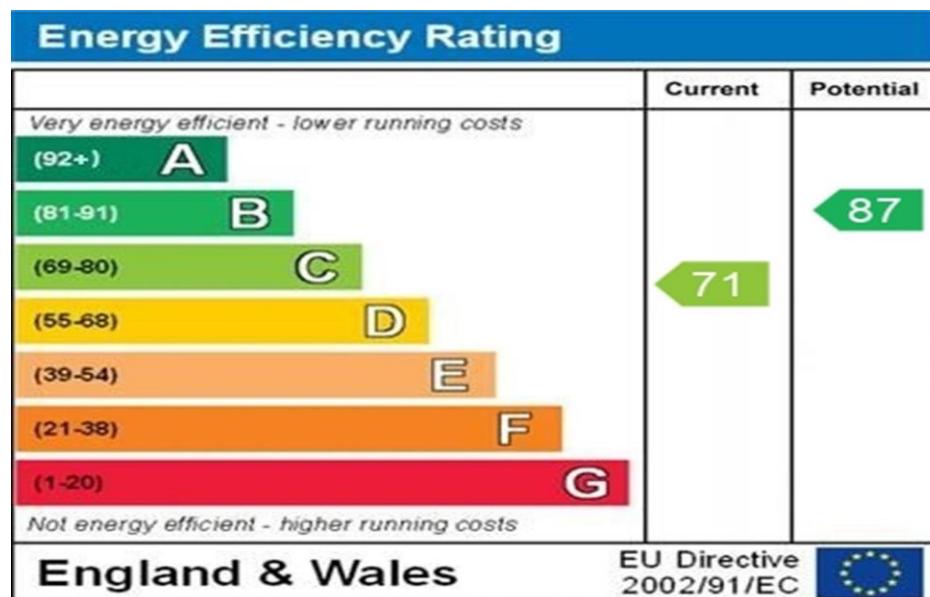
## LOCAL AUTHORITY

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 cabinet

## 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

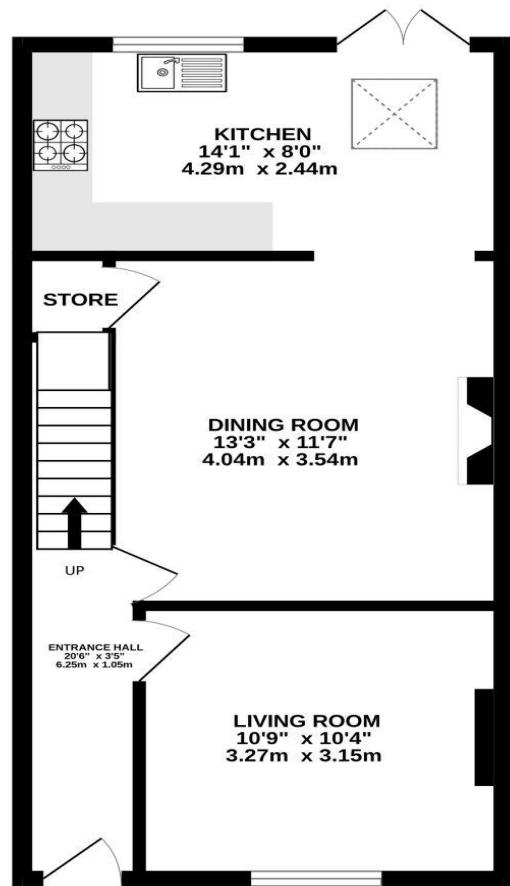
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

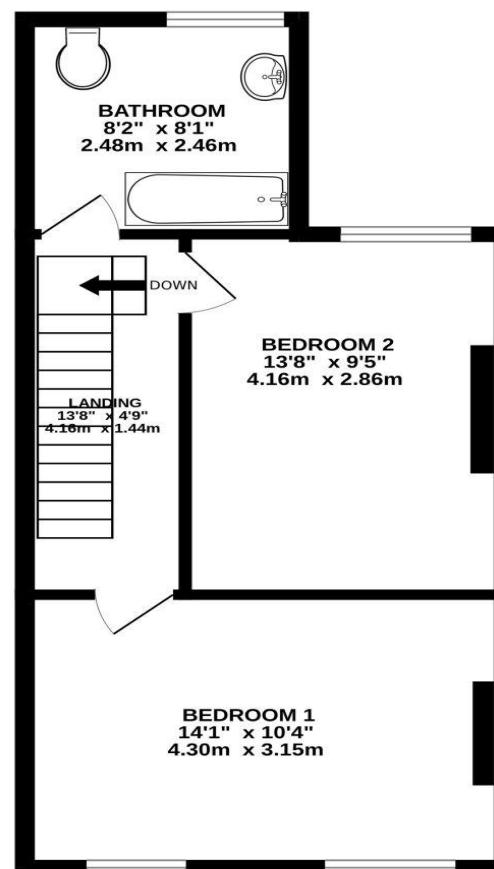
No

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  
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.





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0161 445 7474 [didsbury@gascoignehalman.co.uk](mailto:didsbury@gascoignehalman.co.uk)  
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

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