



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Joseph Johnson Mews, Northenden
£280,000.00



A well-presented and spacious two double bedrooms semi detached property. Situated only moments from Northenden Village with its array of local amenities, excellent transport links and scenic walks/views up the River Mersey. The property boasts a stylish finish throughout and is the perfect property for any first time buyers or investors alike. Offering off road and ample resident parking to the front on a quiet but sought after cul-de-sac location.

Property details

- A Well Presented and Spacious Semi Detached Property
- Located Moments from Northenden Village, Excellent Transport Links and Scenic Walks
- Two Good Sized Double Bedrooms and a Recently Renovated Three Piece Bathroom Suite
- Large Living Room and Modern Open Plan Dining Kitchen
- Occupying a Generous Corner Plot with Gardens to Three Sides
- Off Road Parking and Ample Resident Parking



About this property

Internally the property comprises of a light and airy, spacious living room. To the rear of the ground floor there is a modern open plan dining kitchen with fitted units, a useful storage cupboard and attractive French doors overlooking the rear garden.

To the first floor there are two good sized double bedrooms, the primary bedroom is particularly large in size and is located to the rear of the property. A recently refitted, stylish three-piece bathroom suite serves both bedrooms.

Externally the property occupies a generous corner plot with gardens to all three sides with an excellent level of privacy. To the front there is off road parking and ample resident parking for visitors.

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.

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







DIRECTIONS

M22 4UF

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**

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

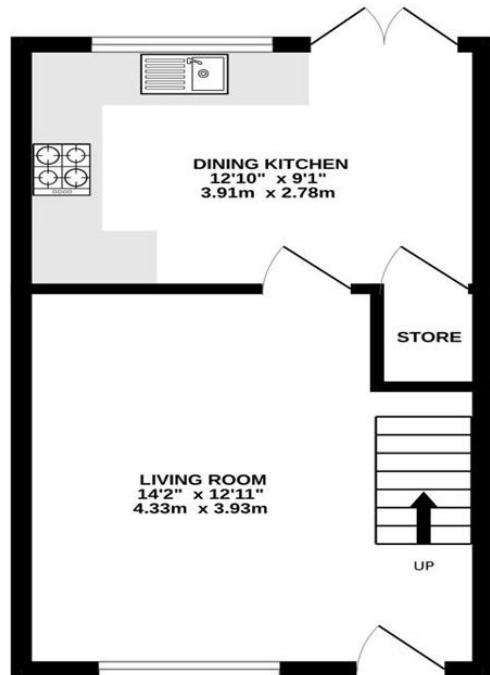
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

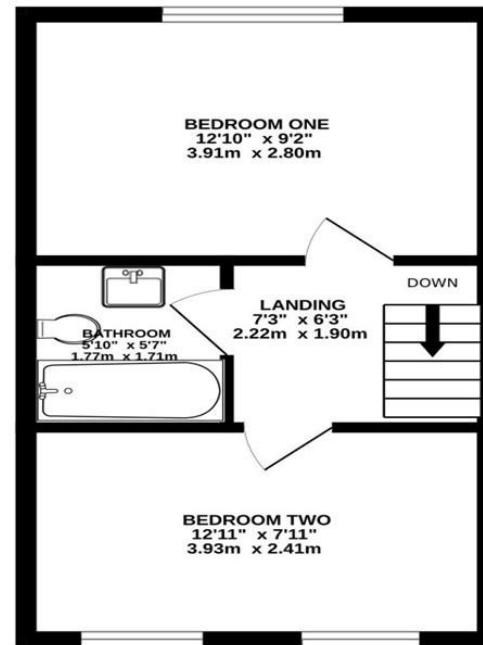
Ask Agent

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GROUND FLOOR
301 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.



JOSEPH JOHNSON MEWS, MANCHESTER, M22 4UF

TOTAL FLOOR AREA : 602 sq.ft. (55.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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