



**GASCOIGNE
HALMAN**

Ripplingham Road, Withington
£400,000.00

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented mid terrace property situated only a short stroll from Withington village and measures a highly impressive 1543 SQ FT over three floors. Having been tastefully extended, the property boasts immaculate and stylish presentation throughout. Three beautifully presented reception rooms, modern kitchen, three excellent sized bedrooms, contemporary bathroom suite and a courtyard style rear garden.

Property details

- Charming Victorian Terrace
- Measuring an Impressive 1543 SQ FT
- Boasting Charming and Well-Presented Features Throughout
- Three Large Reception Rooms and a Modern Fitted Kitchen
- Three Bedrooms and a Stylish Bathroom Suite
- Courtyard Rear Garden and Located Only Moments from Withington Village and Excellent Transport Links



About this property

Internally the property comprises; welcoming entrance hallway, front living room with log burning stove, a second sitting room which leads on to the separate dining room containing access to the courtyard garden, a modern fitted kitchen completes the ground floor accommodation.

To the first floor there are three bedrooms, including two large double rooms and a further single bedroom. A modern fitted bathroom serves all three bedrooms.

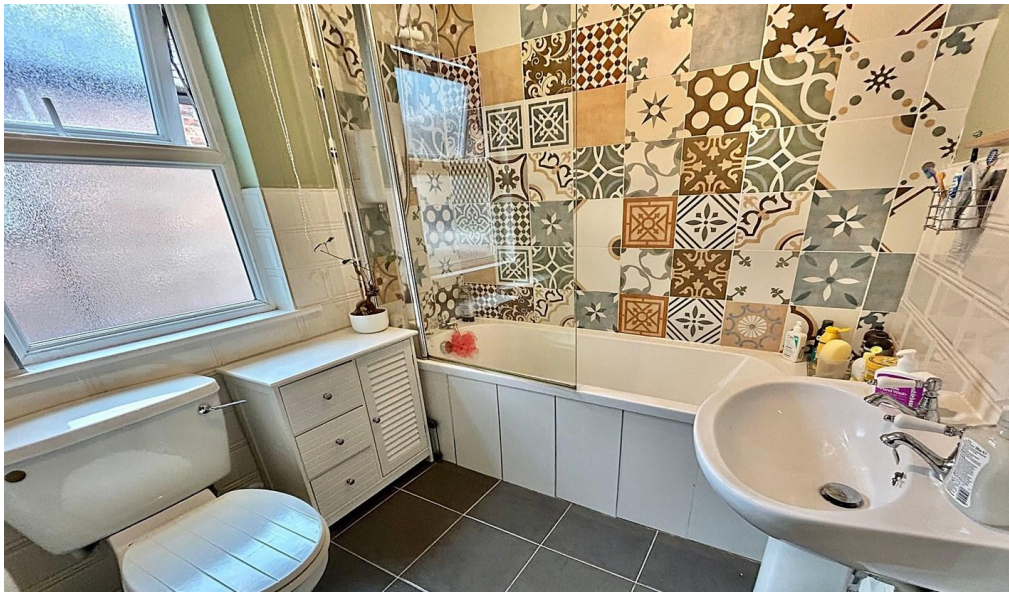
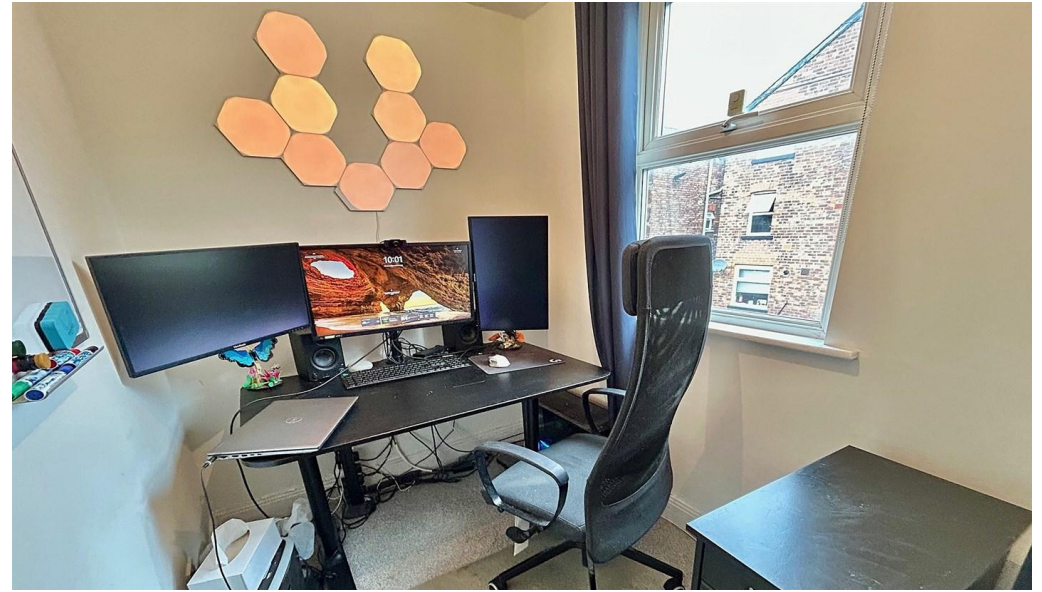
The property benefits from three large cellar chambers.

Externally to the front there is an attractive frontage, whilst to the rear there is a courtyard garden with walled boundaries and access to a communal alleyway.

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 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 3EX

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.

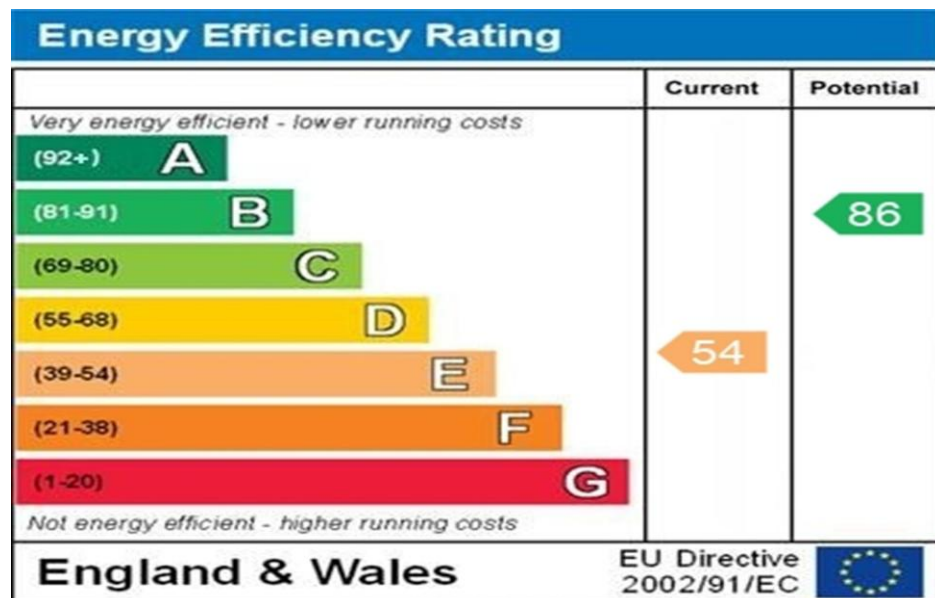
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

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

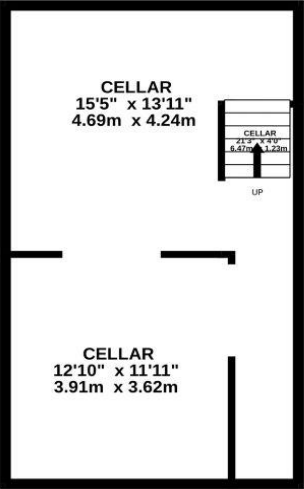
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

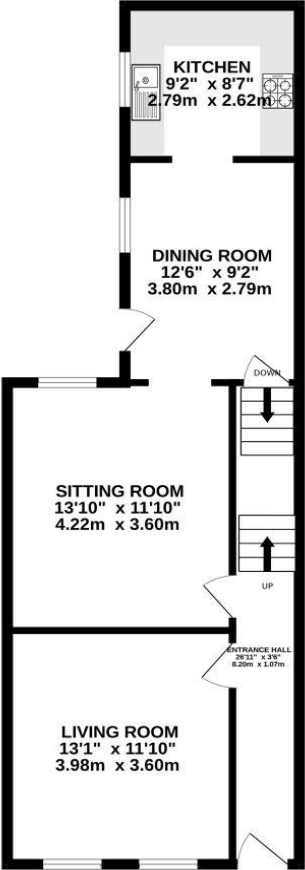
Ask Agent

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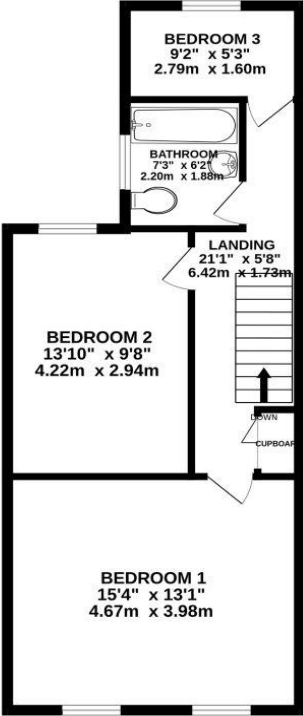
BASEMENT LEVEL
411 sq.ft. (38.2 sq.m.) approx.



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1543 sq.ft. (143.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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