



17 Heathside Road, Withington

Manchester

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



17 Heathside Road

Withington, Manchester

Council Tax band: C

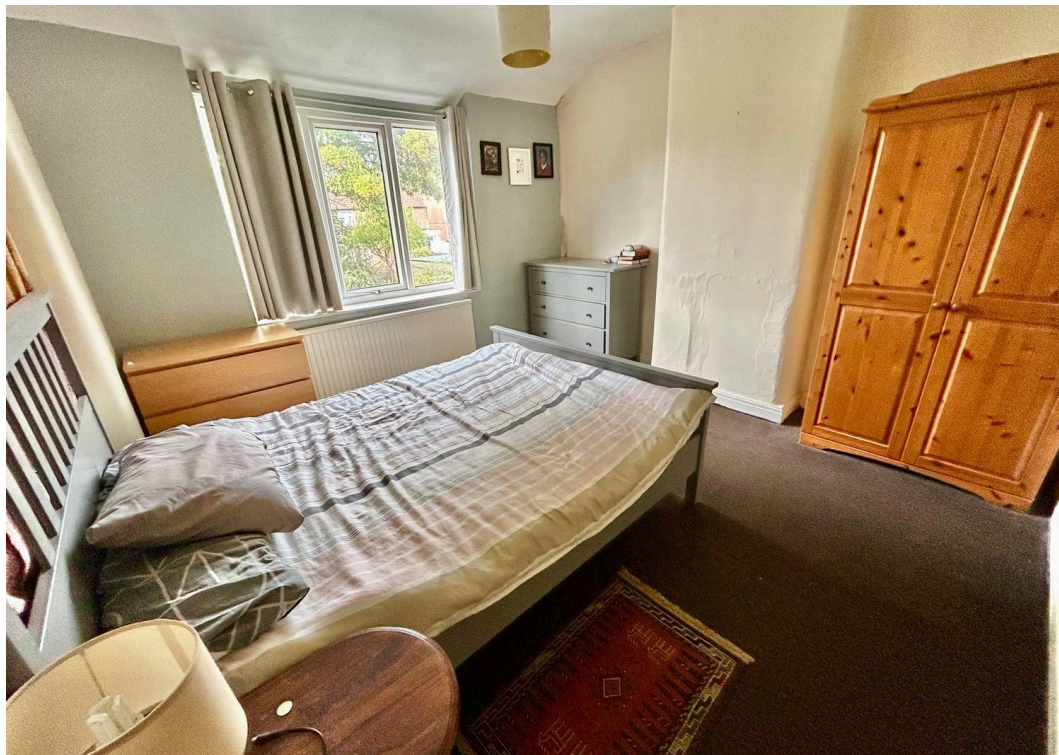
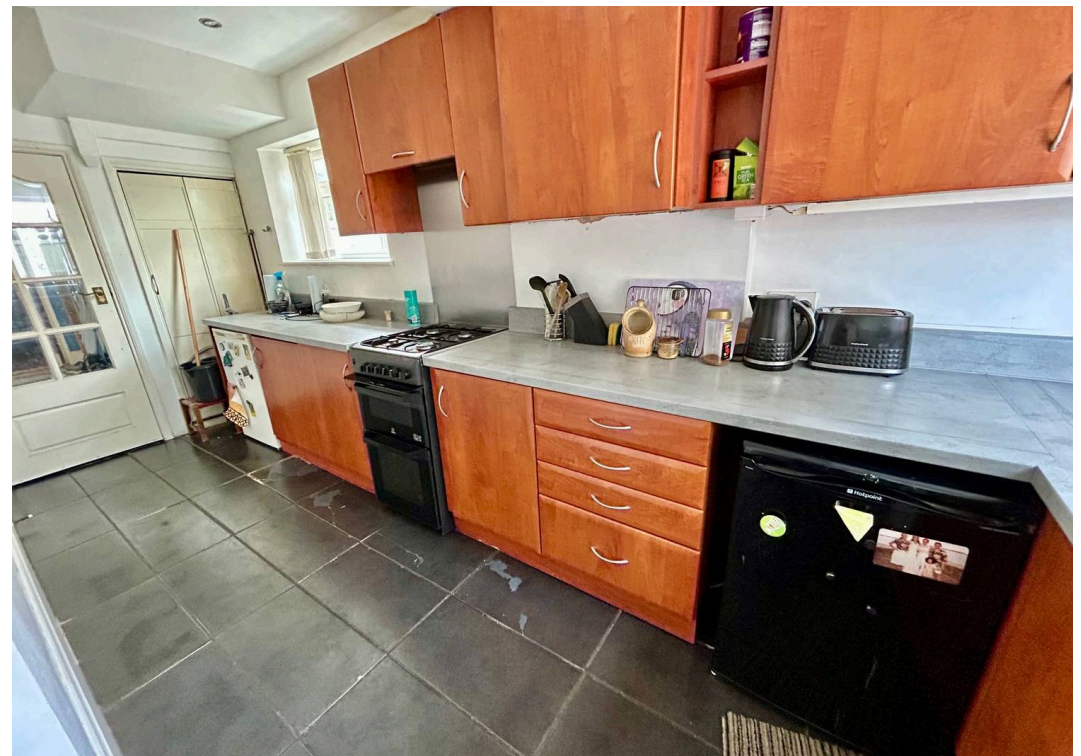
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A Well Presented and Bay Fronted Semi Detached Property
- Two Good Sized Reception Rooms and a Fitted Kitchen
- Three Double Bedrooms and a Stylish Refitted Shower Room
- Generous Rear Garden with a Detached Garage
- Close to Local Amenities and Excellent Transport Links
- Ideal for First Time Buyers and Investors Alike







A charming and well presented three bedroom bay fronted semi detached house, perfect for first time buyers and investors alike. Located in a highly desirable area and only moments from both Didsbury and Withington Villages and excellent transport links.

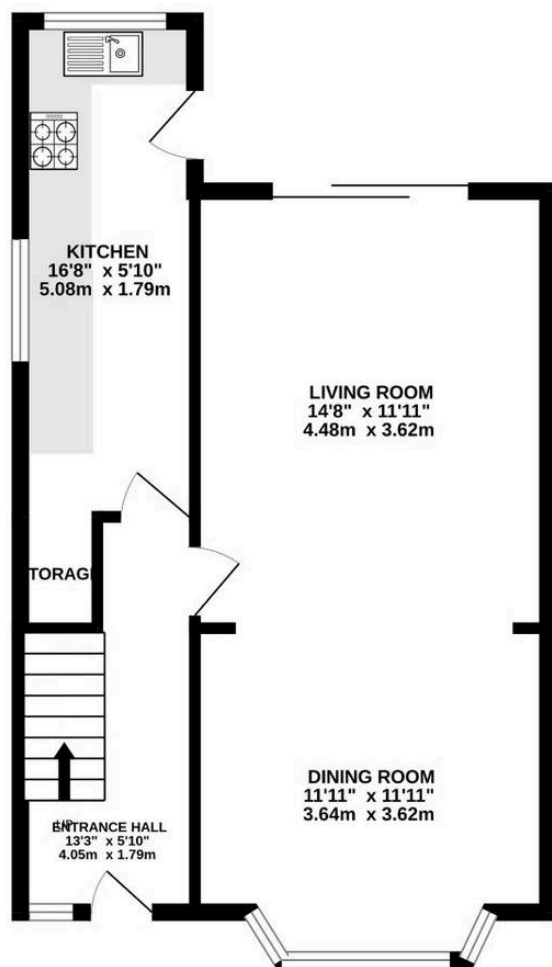
Upon entry, you will immediately notice the inviting bay fronted dining room, which is flooded with natural light. The dining room opens on to the rear living room which is equally spacious and versatile and benefits from a log burning stove and sliding doors leading to the rear garden. The fitted kitchen is thoughtfully laid out, providing plenty of storage and worktop space and provides further access to the rear garden.

Upstairs, you will find three double bedrooms, with the primary bedroom being located to the rear of the property and being particularly large in size. The stylish refitted shower room is modern and sleek and serves all three bedrooms.

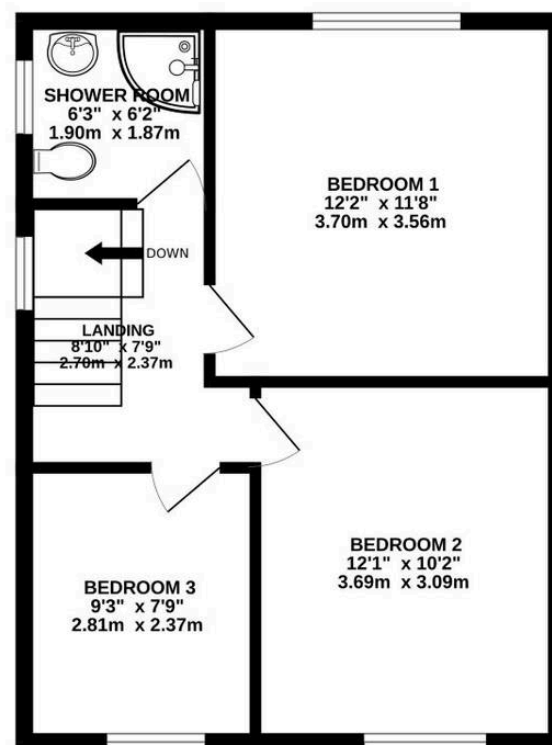
Externally there is off road parking to the front as well as mature plants, a secure gate leads to the generous rear garden, complete with a detached garage.

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.

GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



17 HEATHSIDE ROAD

TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Gascoigne Halman Didsbury

Gascoigne Halman, Elm House - M20 6RN

0161 445 7474 • didsbury@gascoignehalman.co.uk • www.gascoignehalman.co.uk