

42 Lingard Road, Northenden, Manchester, M22 4EN

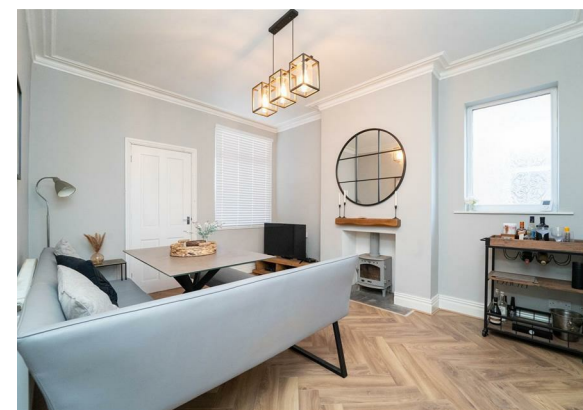
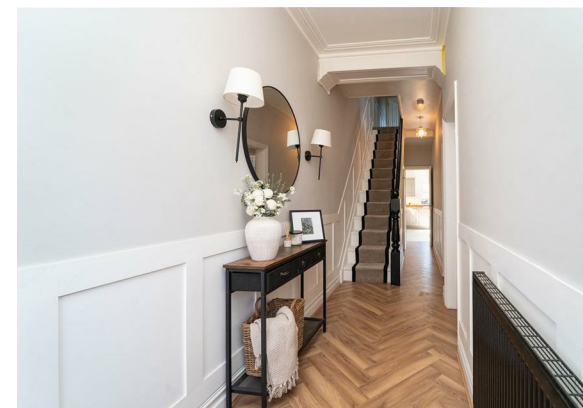


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Offers In The Region Of £450,000

 3  1  2  D

VIDEO TOUR AVAILABLE A charming and stylishly presented, THREE DOUBLE BEDROOM, semi-detached property. Located on a highly regarded residential road in Northenden, off Palatine Road. Ideally positioned for all of the amenities on Palatine Road, close by to the River Mersey and Wythenshawe Park with its café, playground and farm, fantastic transport links are nearby giving you direct access into Manchester City centre and further afield, and Northenden Community Primary School is on your doorstep. In brief this period, bay-fronted property consists of; an entrance hall which allows access down into the basement, a beautifully presented front facing lounge complete with period feature fireplace, a good-sized dining room, a modern and contemporary fully fitted kitchen which has access out into the rear garden. Stairs leading to the first-floor landing reveal two sizable double bedrooms, an additional bedroom, and white three-piece bathroom suite completing this fantastic property. Other benefits include gas fired central heating, high ceilings, ceiling coving, period features, and a rear enclosed garden.





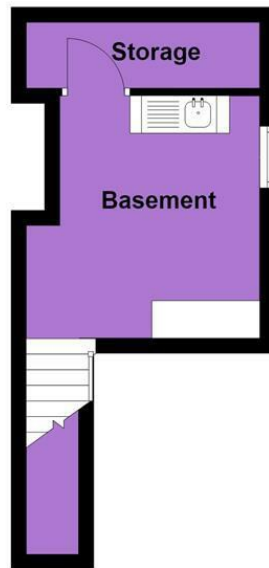
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: **Freehold** Council Tax Band: **C**

Basement



Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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