



*jordan fishwick*

**NORTHENDEN**  
Lingard Road

**Lingard Road,  
Northenden, M22 4EW**

**Guide Price £335,000**



**The Property**

An impressive, larger than average semi detached property (1184sq ft), beautifully presented & recently decorated throughout, with numerous original characteristics including stripped floors and corning. Newly carpeted upstairs, the accommodation includes two large double bedrooms, two generous separate reception rooms, a recently fitted kitchen with integrated appliances, spacious bathroom, a useful basement and a lovely south facing, private, courtyard garden. Located on a sought after road which is within a short stroll of Northenden Village and also within easy reach of both Didsbury & West Didsbury. Ready to move into with no onward chain, a viewing is highly recommended.

**Directions**

**M22 4EW**



- Larger than average semi detached house
- New fully fitted kitchen with all integrated appliances
- Beautifully presented throughout
- Two large double bedrooms
- Lounge with working fireplace & large separate dining room
- Generous fully fitted bathroom
- New double glazing & outdoor lighting
- Gas central heating & large useful basement
- South facing courtyard garden, backing onto school grounds
- Sought after central Northenden location

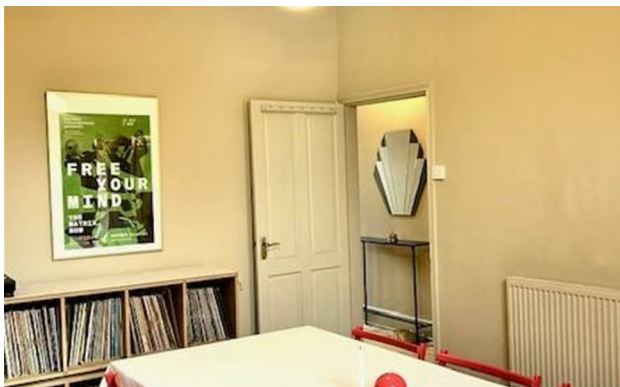
Postcode - M22 4EW

EPC Rating - D

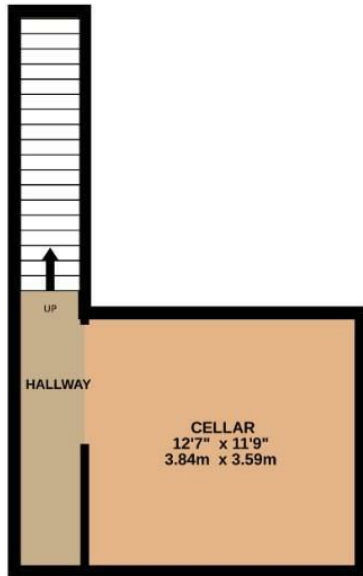
Floor Area - 1184.00 sq ft

Local Authority - Manchester City Council

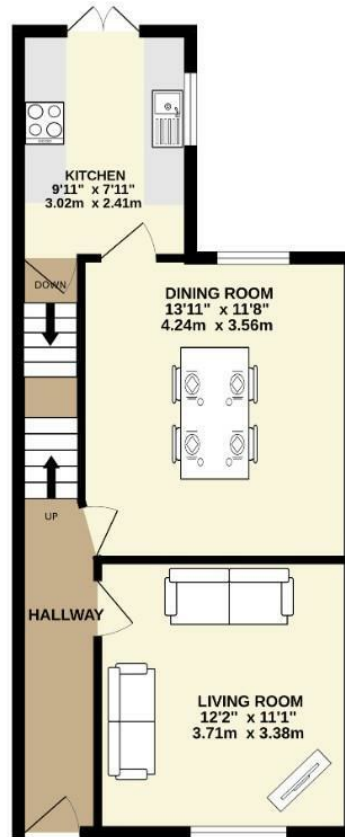
Council Tax - C



BASEMENT  
230 sq.ft. (21.4 sq.m.) approx.



GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



FIRST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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