



**GASCOIGNE  
HALMAN**

Heaton Road, Withington  
**£425,000.00**

THE AREA'S LEADING ESTATE AGENCY



A stunning and well presented, spacious extended bay fronted semi detached home situated in a highly popular and sought after residential location. High standard of interior décor and an immaculate finish throughout and boasting stylish fittings. Located within easy reach of Withington and Didsbury Villages on a sought after road. Off Road parking to the front and a large private rear landscaped garden complete with a garden room.

## Property details

- A Spacious and Immaculately Presented Extended Bay Fronted Semi Detached Property
- Measuring an Impressive 1407 SQ FT
- Three Large Reception Rooms and a Stylish Fitted Modern Kitchen
- Three Good Sized Bedrooms and a Three-Piece Contemporary Bathroom Suite
- Off Road Parking and a Generous Rear Private Garden Complete with a Garden Room
- Located Close to Both Withington and Didsbury Villages as well as Excellent Transport Links



## About this property

The property comprises to the ground floor level:- welcoming entrance hallway with a useful under stairs W/C. A charming bay fronted living room. The extended kitchen benefits from modern fitted units, whilst the dining room offers attractive sky light and bi-folding doors overlooking the rear garden. A large sitting room completes the ground floor and benefits from a stunning feature fireplace.

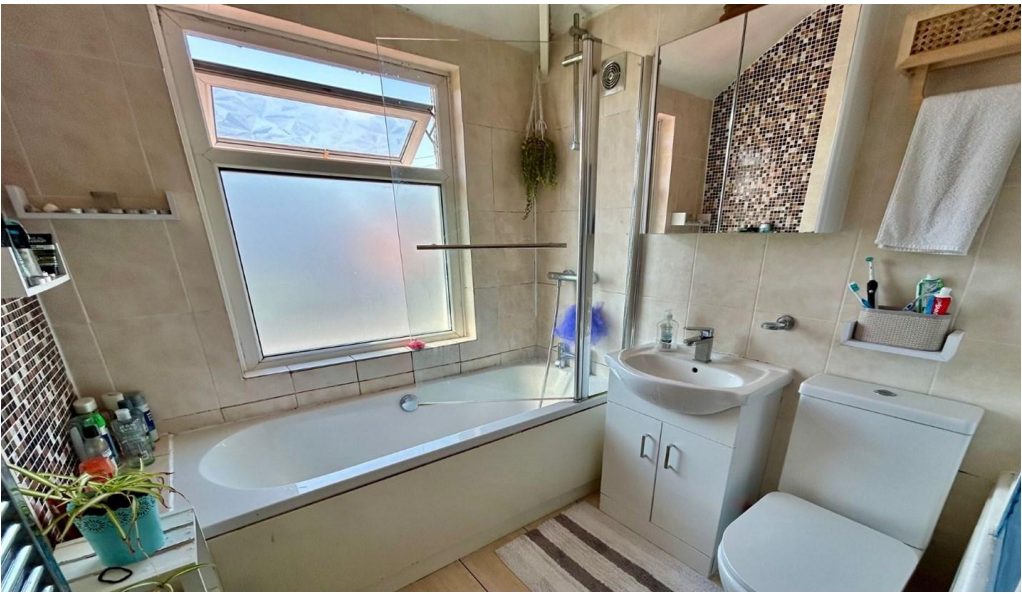
To the first floor there are three good size bedrooms with two spacious doubles, both the principle bedroom and bedroom two boast further bay fronted windows, a three-piece contemporary bathroom suite serves all three bedrooms.

Externally to the front there is a driveway for off road parking, a secure gate provides access to the generous rear private garden which benefits from a garden room.

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.









## DIRECTIONS

M20 4GW

## 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Ask Agent

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

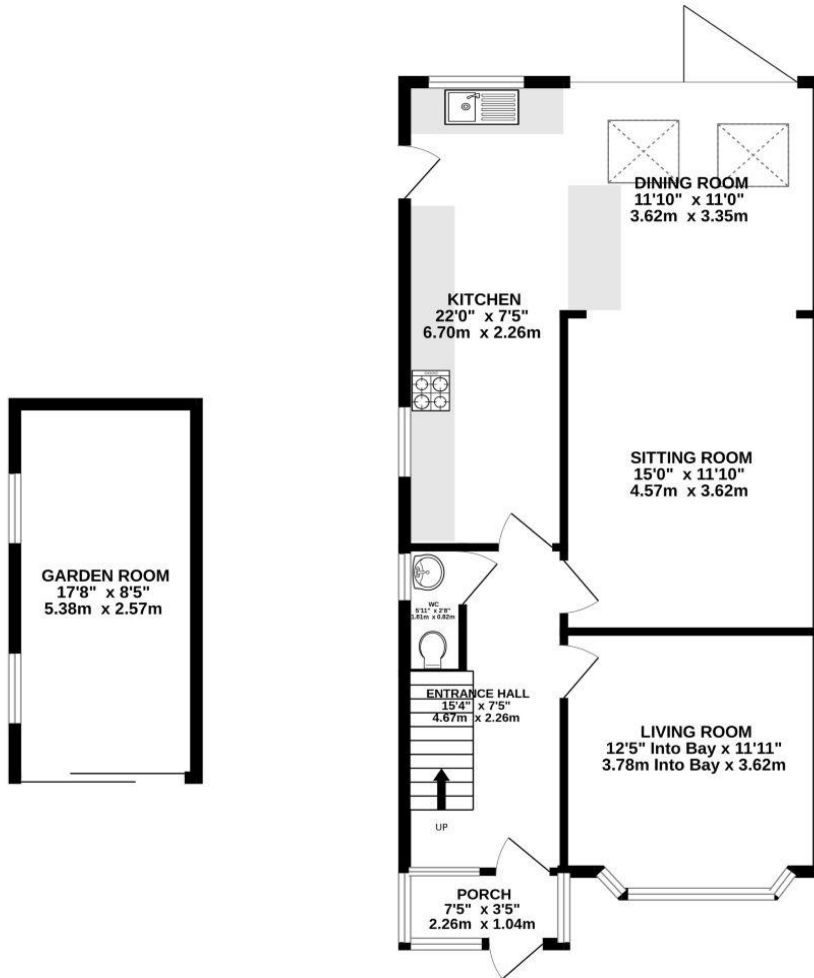
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

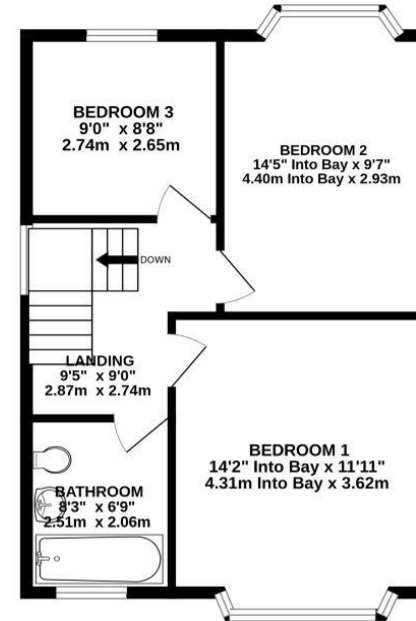
No

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GROUND FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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