



jordan fishwick

NORTHENDEN
Lingard Road



Lingard Road, Northenden, M22 4EW

Guide Price £420,000



The Property

A most impressive DETACHED property being beautifully presented THROUGHOUT, with FOUR DOUBLE BEDROOMS, two luxury bathrooms, DINING KITCHEN OVER 21FT, south facing courtyard garden and a convenient location close to THE RIVER MERSEY, NORTHENDEN VILLAGE & NORTHENDEN COMMUNITY SCHOOL. 1403 sq ft. The living space is warmed by gas central heating which is further complemented by double glazing, arranged over three floors and in outline comprising :- Entrance hall with downstairs cloaks/WC, generous living room with corner gas burner, L-shaped dining kitchen with a comprehensive range of fitted units and bi-fold door opening to the rear, four excellent double bedrooms, the master with a modern en-suite shower room and the luxury family bathroom. As previously mentioned, there is also an attractive south facing courtyard garden to the rear, with an additional flagged area to the side and wrought iron gates opening to a driveway at the front.

Directions

M22 4EW



- Modern detached family home
- 1403 sq ft of living space
- Beautifully presented throughout
- Four excellent double bedrooms
- Modern family bathroom & en-suite
- L-shaped dining kitchen over 21ft
- Generous living room
- Downstairs WC/Cloaks
- GCH & Double glazing
- South facing courtyard & driveway

Postcode - M22 4EW

EPC Rating - B

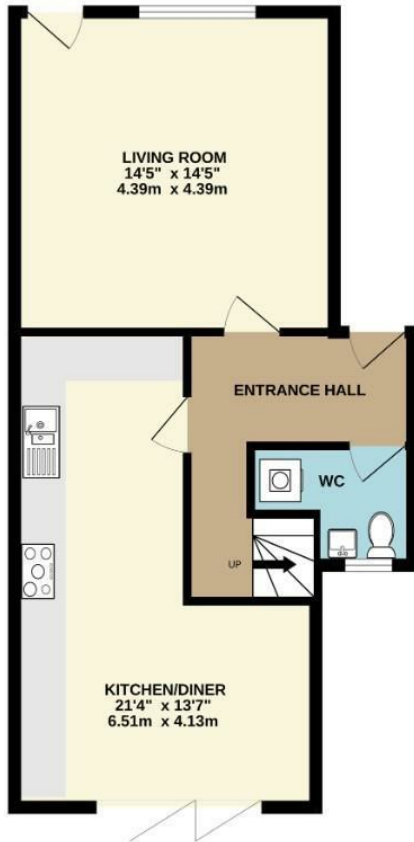
Floor Area - 1403.00 sq ft

Local Authority - Manchester City Council

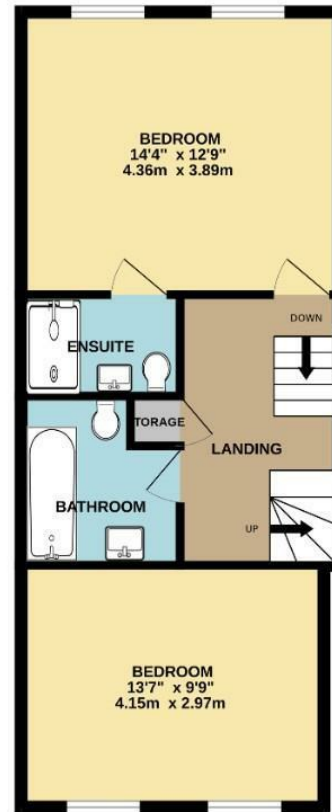
Council Tax - D



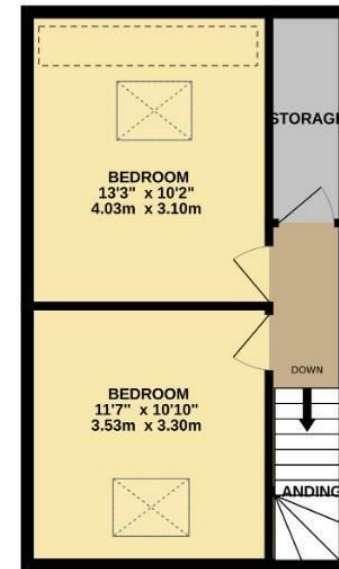
GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



2ND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 1403 sq.ft. (130.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

757-759 Wilmslow Road, Didsbury Village, Manchester

0161 445 4480

didsbury@jordandfishwick.co.uk
www.jordandfishwick.co.uk