



*jordan fishwick*

**NORTHENDEN**  
Govan Street



## Govan Street, Northenden, M22 4HA

£250,000



### The Property

A light and spacious two double bedroom duplex apartment, set over the first and second floors, over 950sq ft of living accommodation with private residents parking and visitor spaces. Located in the centre of Northenden Village. One of the standout features of this property is its picturesque location on a quiet cul-de-sac near to The River Mersey, offering tranquil views and a serene atmosphere perfectly positioned for walks along the river to Didsbury or Chorlton. The accommodation comprises: Communal entrance hall with stairs leading to a large landing area with large picture windows allowing ample light therefore creating an ideal area for a home office or reading area, open living/dining room with a separate fitted kitchen with built in appliances and WC/cloaks room. The first floor: Master bedroom with fitted wardrooms providing ample storage space, additional double bedroom and bathroom with large built in storage cupboard. Loft space also provides more storage. Gas central heating and double glazing are both installed. Ideal property for first time buyers or investors, all buyers are welcome. Video tour available. **\*\*NO ONWARD CHAIN\*\***

### Directions

M22 4HA



- Duplex Apartment
- Two double bedrooms
- Lounge & separate dining area
- Light and spacious study area
- Off road parking
- Quiet cul de sac location
- Walking distance to village and River Mersey
- No chain

Postcode - M22 4HA

EPC Rating - C

Floor Area - 951.00 sq ft

Local Authority - Manchester City Council

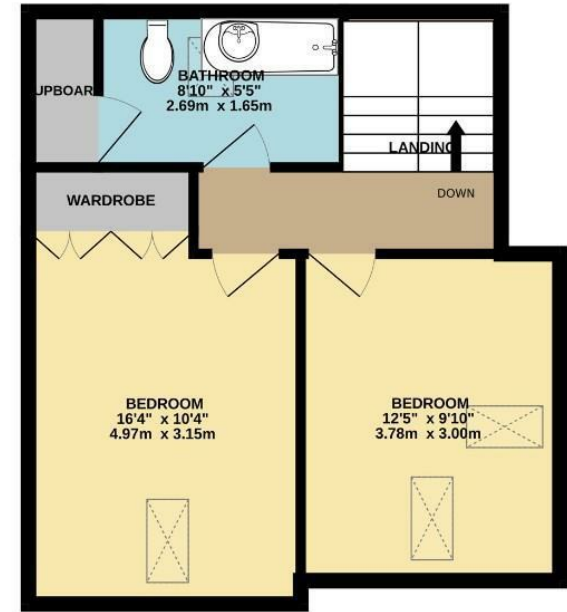
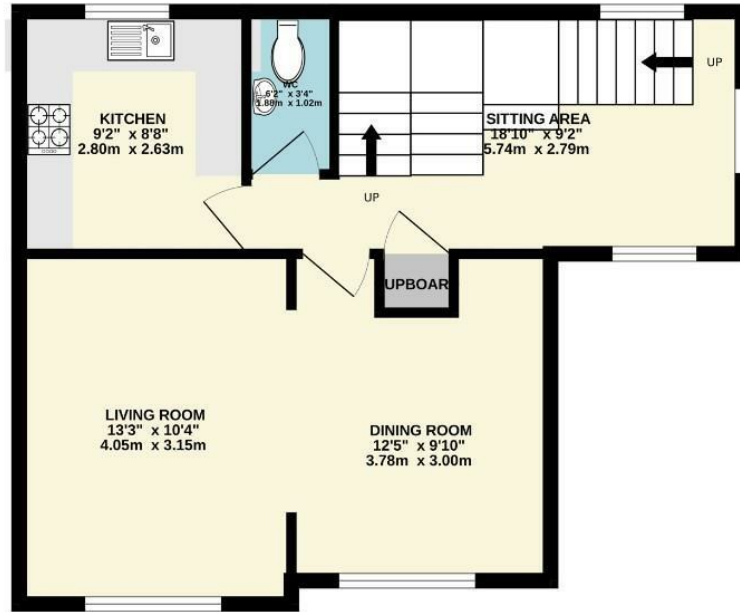
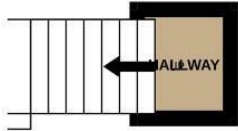
Council Tax - C



GROUND FLOOR  
15 sq ft. (1.4 sq m.) approx.

1ST FLOOR  
532 sq ft. (49.5 sq m.) approx.

2ND FLOOR  
424 sq ft. (39.4 sq m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.3 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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