

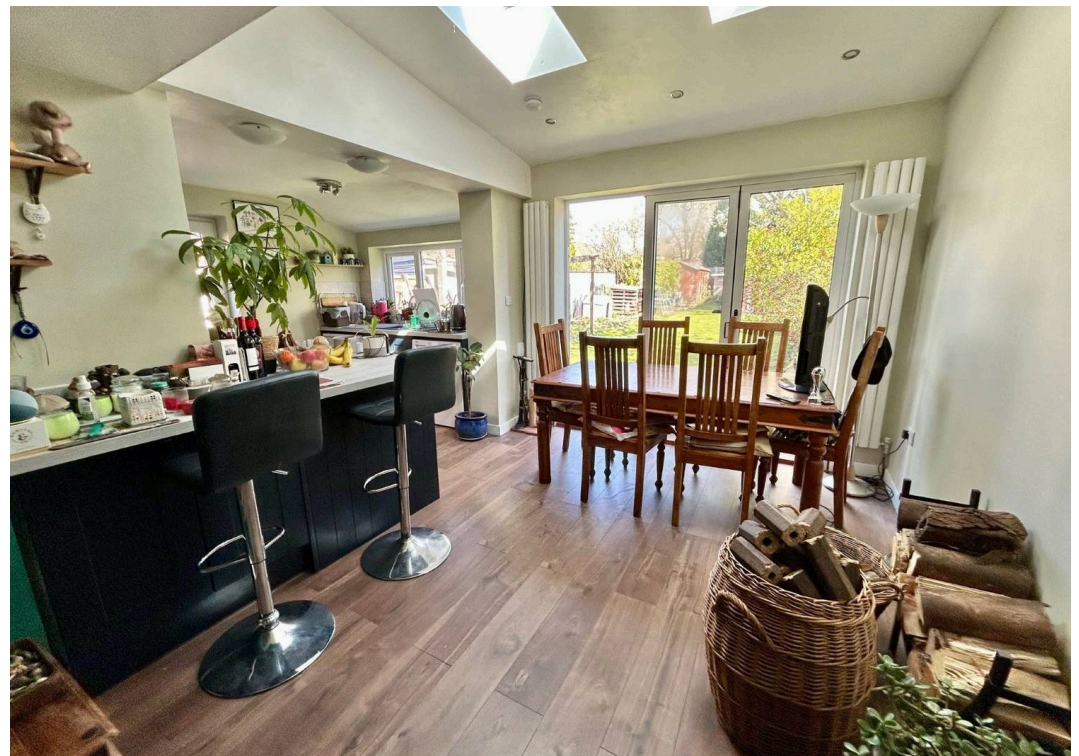


79 Heaton Road, Withington
Manchester

£425,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



79 Heaton Road

Withington, Manchester

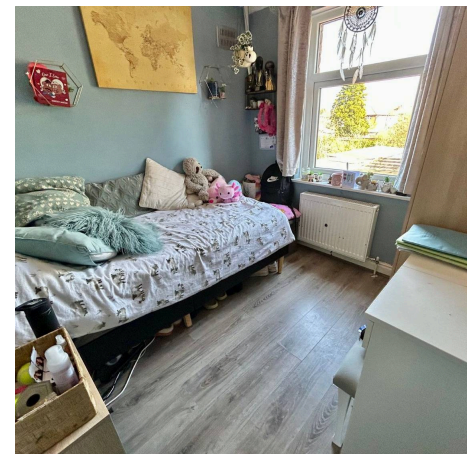
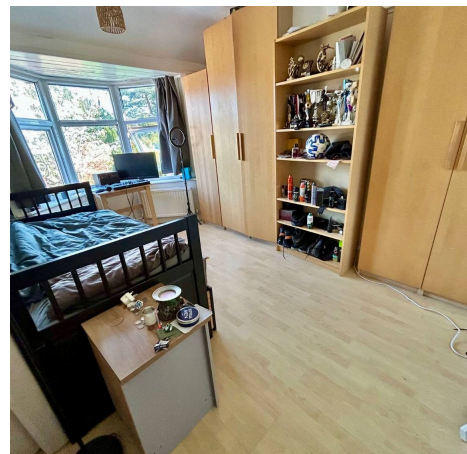
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 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



79 Heaton Road

Withington, Manchester

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.

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.

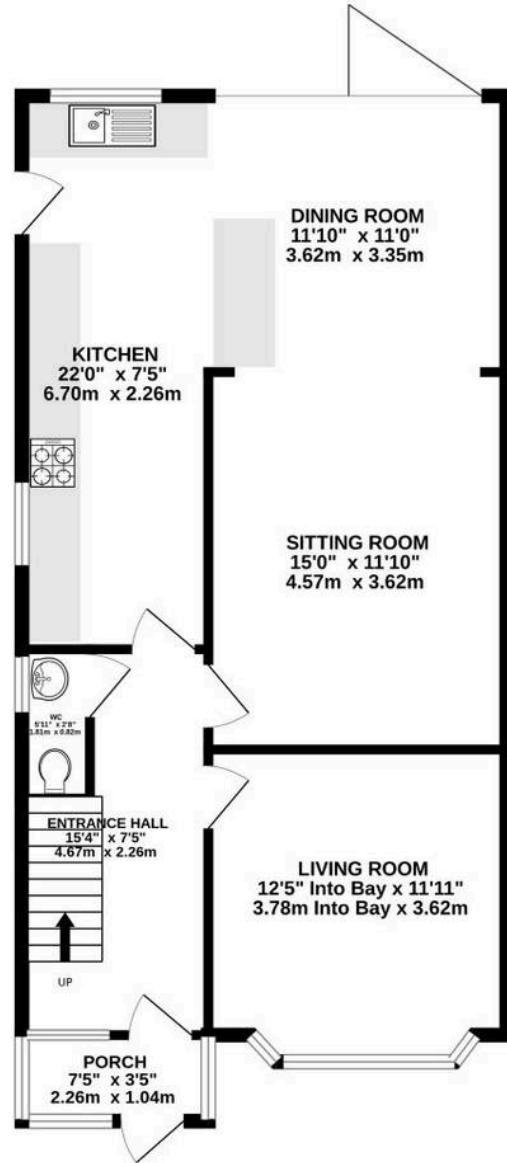
To the first floor there are three good size bedrooms with two spacious doubles, both the principle bedroom and bedroom two boast further bay fronted windows, a three piece contemporary bathroom suite serves all three bedrooms.

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.

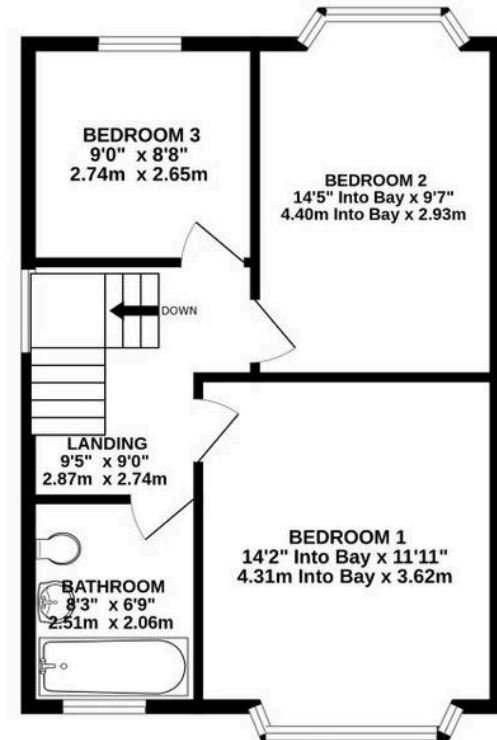
Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre is located on along Wilmslow Road, offers more than



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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