



4 Gartmore Close, Northenden
Manchester

£365,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



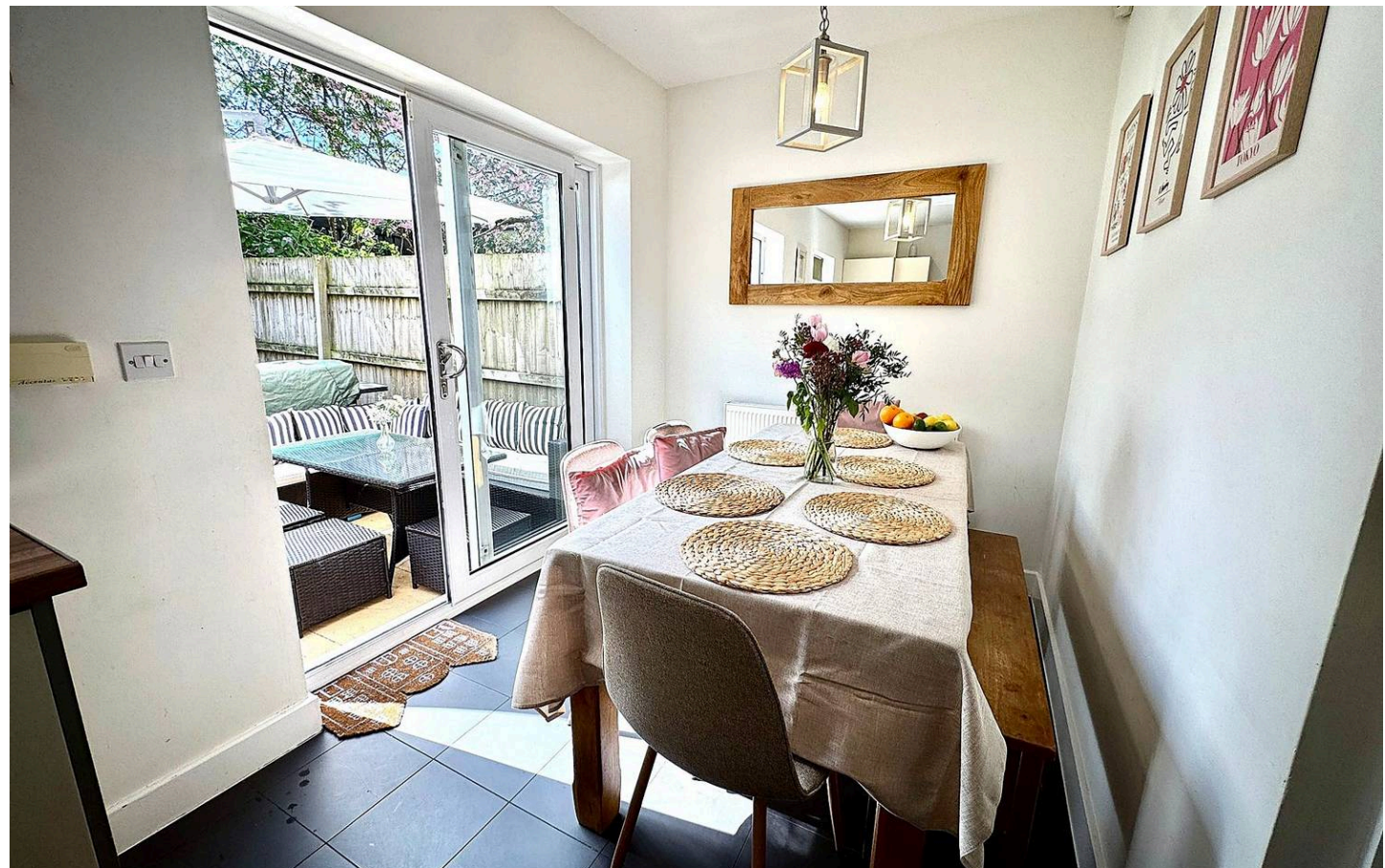
4 Gartmore Close

Northenden, Manchester

Council Tax band: C

Tenure: Leasehold

- A Stunning and Immaculately Presented Semi Detached Property
- Located on a Larger than Average Plot with Gardens to Three Sides
- Spacious Living Room and Stylish Open Plan Dining Kitchen
- Three Good Sized Bedrooms and a Three Piece Contemporary Bathroom Suite
- Off Road Parking for Multiple Vehicles and a Generous Southerly Facing Private Garden
- Located Only Moments from Northenden Village and Excellent Transport Links



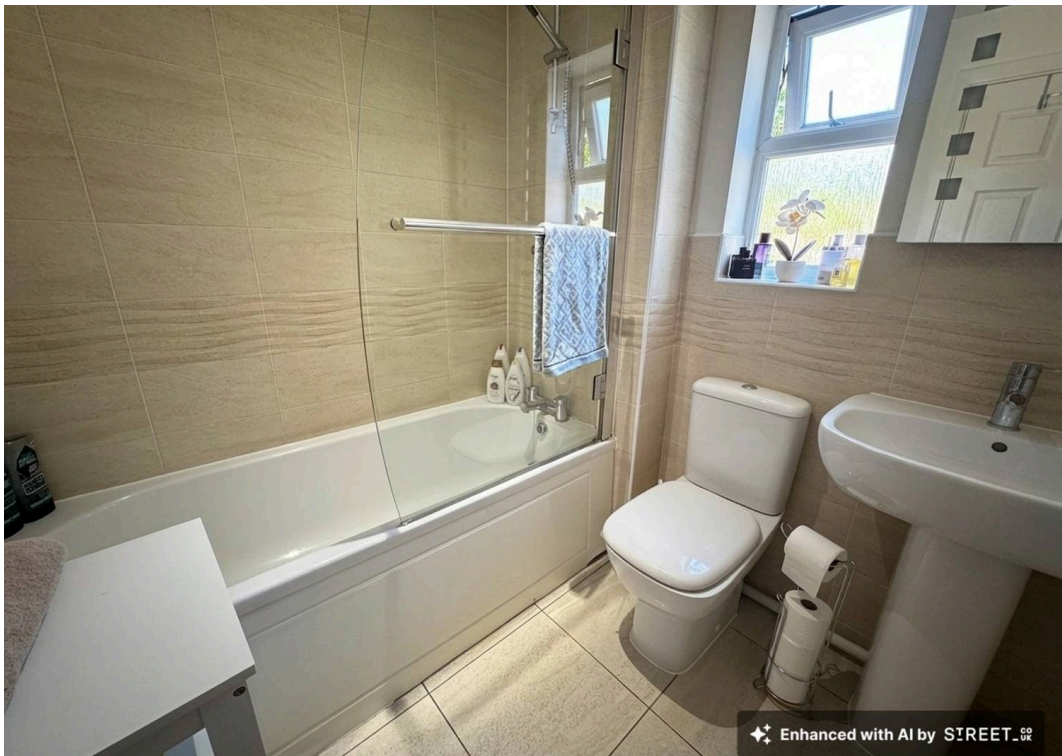
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Northenden, Manchester

This beautifully presented three-bedroom semi-detached house occupies a generous corner plot in a sought-after residential area, offering spacious and versatile accommodation ideal for families and first time buyers alike. Located at the top of a private cul de sac and only moments from scenic walks, excellent transport links and Northenden Village.

The property opens to a welcoming entrance hallway, leading into a bright and airy living room that flood the space with natural light and an feature fireplace. The modern kitchen is fitted with a range of contemporary units and integrated appliances, providing ample storage and workspace for every-day living and entertaining, the kitchen opens on to a separate dining area offers the perfect setting with attractive French doors that lead to the rear garden, while a convenient utility room/downstairs WC adds to the practicality of this home.



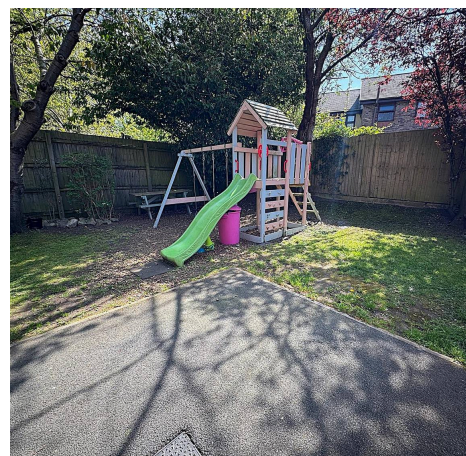
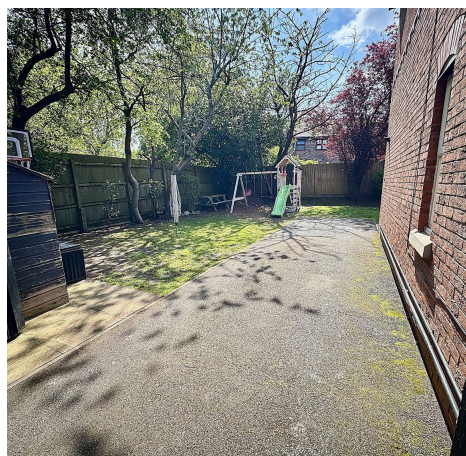


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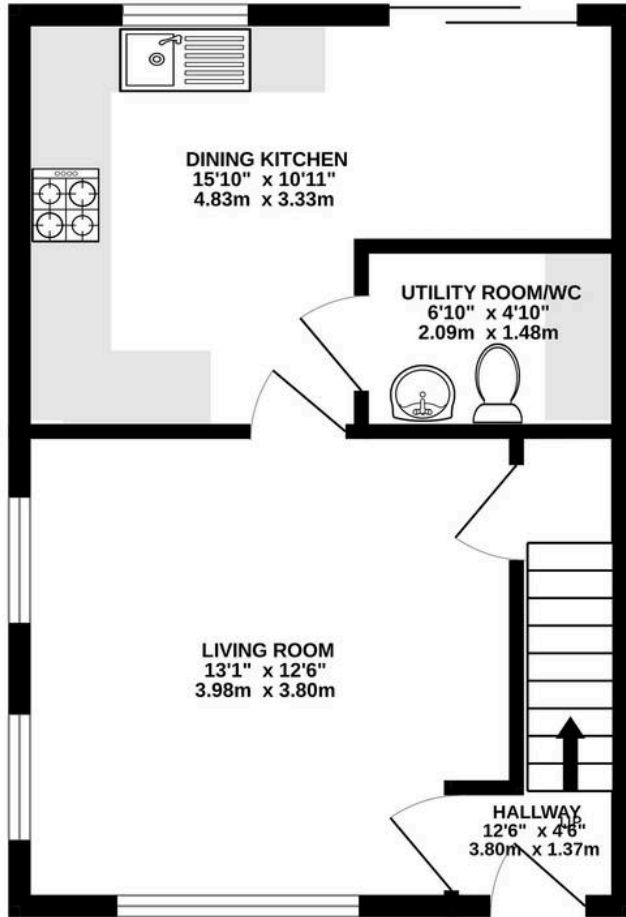
Northenden, Manchester

Upstairs, the property boasts three well-proportioned bedrooms, each with built-in wardrobes and pleasant outlooks over the surrounding neighbourhood. The family bathroom is finished to a high standard, featuring a stylish suite with a shower over the bath and tasteful tiling throughout. Additional benefits include double glazing, gas central heating, and neutral décor, ensuring the property is ready for immediate occupation. The outside space is equally impressive, with the house set on a substantial corner plot that provides a larger-than-average garden. The front garden is attractively landscaped with established borders, while a gated driveway offers off-road parking for multiple vehicles. The Southerly facing rear garden is fully enclosed for privacy and security, featuring a spacious patio area for al fresco dining, as well as a generous lawn bordered by mature shrubs and trees.

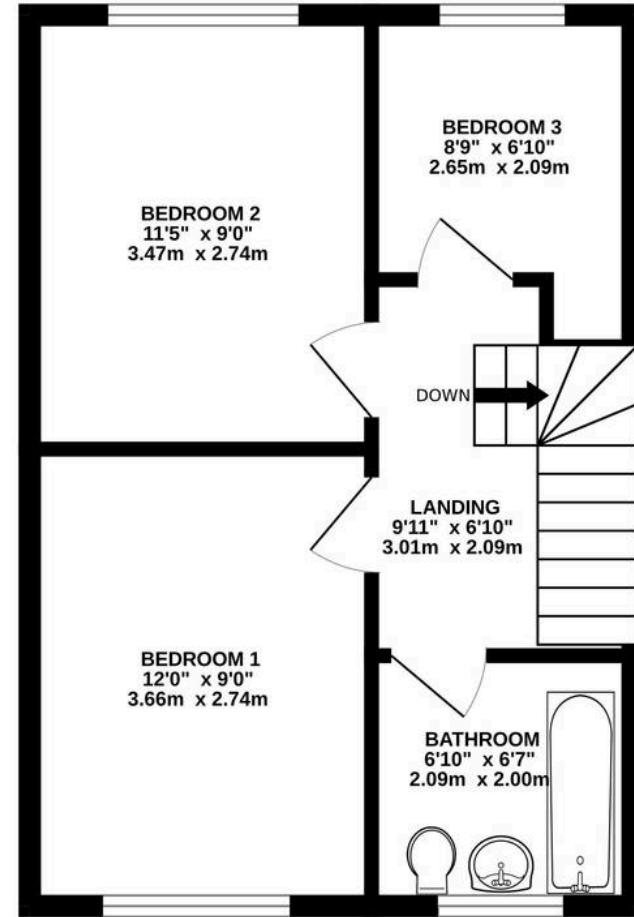
Northenden has excellent commuter links via the M56 and M60 together with Princess Parkway and A34 providing easy access to the City Centre. Manchester International Airport is a ten minute drive away. Northenden village offers a good range of local shops and cafés, including Tesco Express, Co-op, Costa, a butcher and a greengrocer, with larger supermarkets a ten minutes drive away. The River Mersey Green Belt is close by incorporating the Trans Pennine Walking Trail. The house is on National Cycle Route 62. Withington, Didsbury and Northenden Golf Clubs are all a short walk along the banks of the river in both directions. Schools in the area are good with the C of E primary school now forming part of the St James and Emmanuel Academy Trust in Didsbury. Didsbury High School located on Princess Park Way opened in 2019.



GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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