



86 Hill Street, Withington
Manchester

£335,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



86 Hill Street

Withington, Manchester

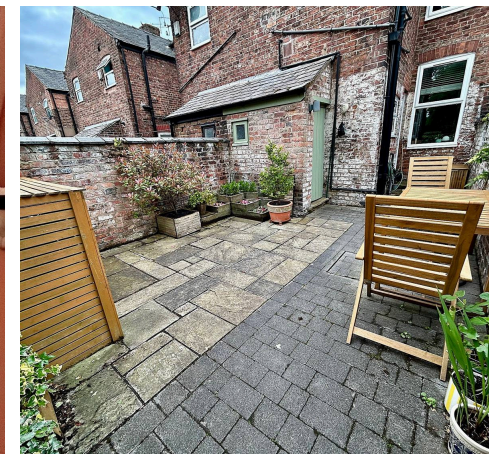
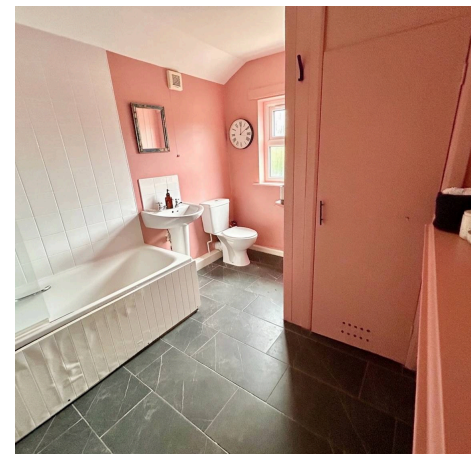
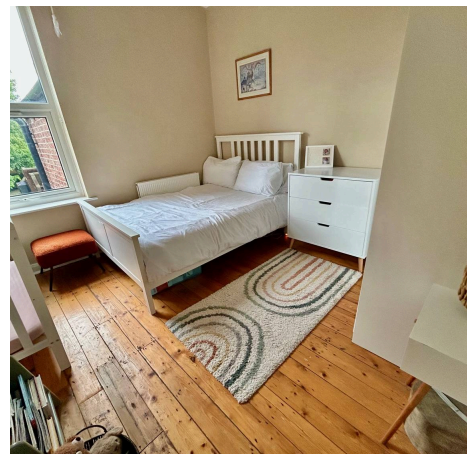
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A Well Presented and Spacious Period Terrace Property
- Boasting Spacious Accommodation Throughout
- Large Living Room, Generous Dining Room and Modern Fitted Kitchen
- Two Good Sized Double Bedrooms and a Three Piece Bathroom Suite
- Private Rear Garden with Useful Storage Cupboard
- Located Only Moments from Local Amenities and Excellent Transport Links



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This well presented and spacious period terraced house offers an excellent opportunity for buyers seeking a comfortable and stylish home in a highly convenient location. The property boasts generous accommodation throughout and combines character features with modern comforts which makes this property ideal for a wide range of buyers.

Beginning with a welcoming entrance that leads into a large living room. The generous dining room provides ample space and benefits from an attractive log burning stove, while the modern fitted kitchen is equipped with contemporary units.

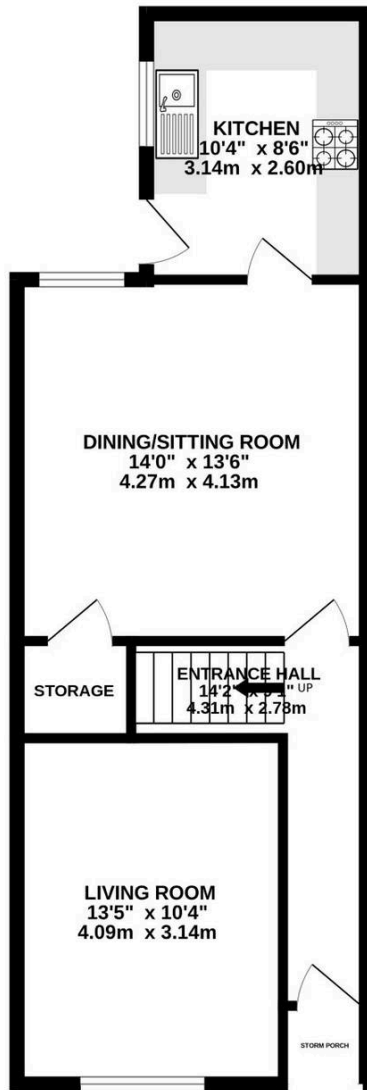
To the first floor, there are two good sized double bedrooms, each offering plenty of natural light and space for furnishings. The three piece bathroom suite is tastefully appointed, featuring a bath with shower over, a wash basin and a low level WC plus a useful storage cupboard.

Outside, the property benefits from a private rear garden. The garden is laid with a patio area and walled boundaries with a useful storage cupboard. The property is located only moments from Withington Village with its wide range of local amenities, including shops, cafes and schools, as well as excellent transport links for commuters.

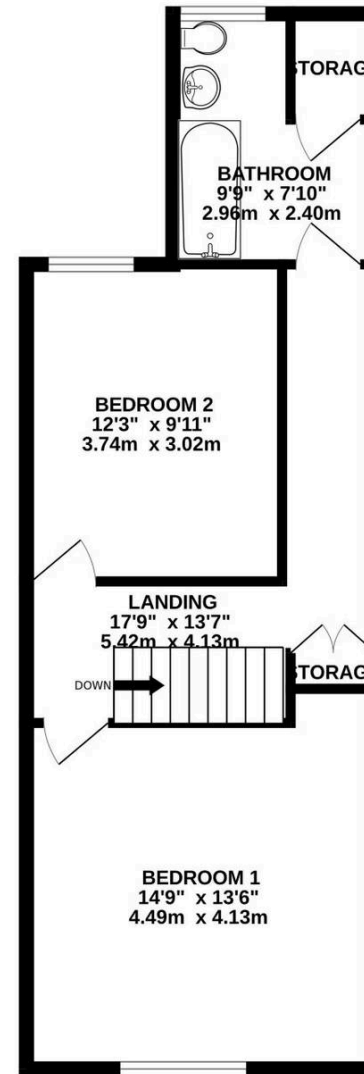
Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre is located on along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



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.





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