



6 Lausanne Road, Withington
Manchester

£520,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



6 Lausanne Road

Withington, Manchester

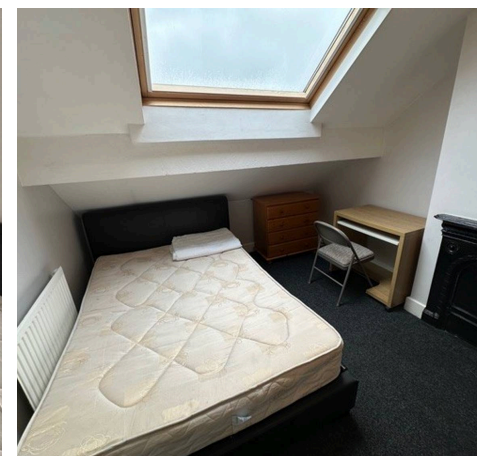
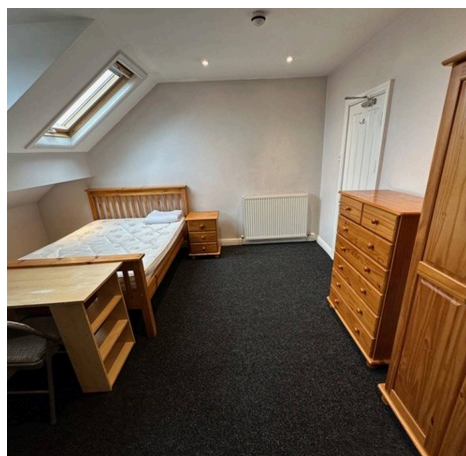
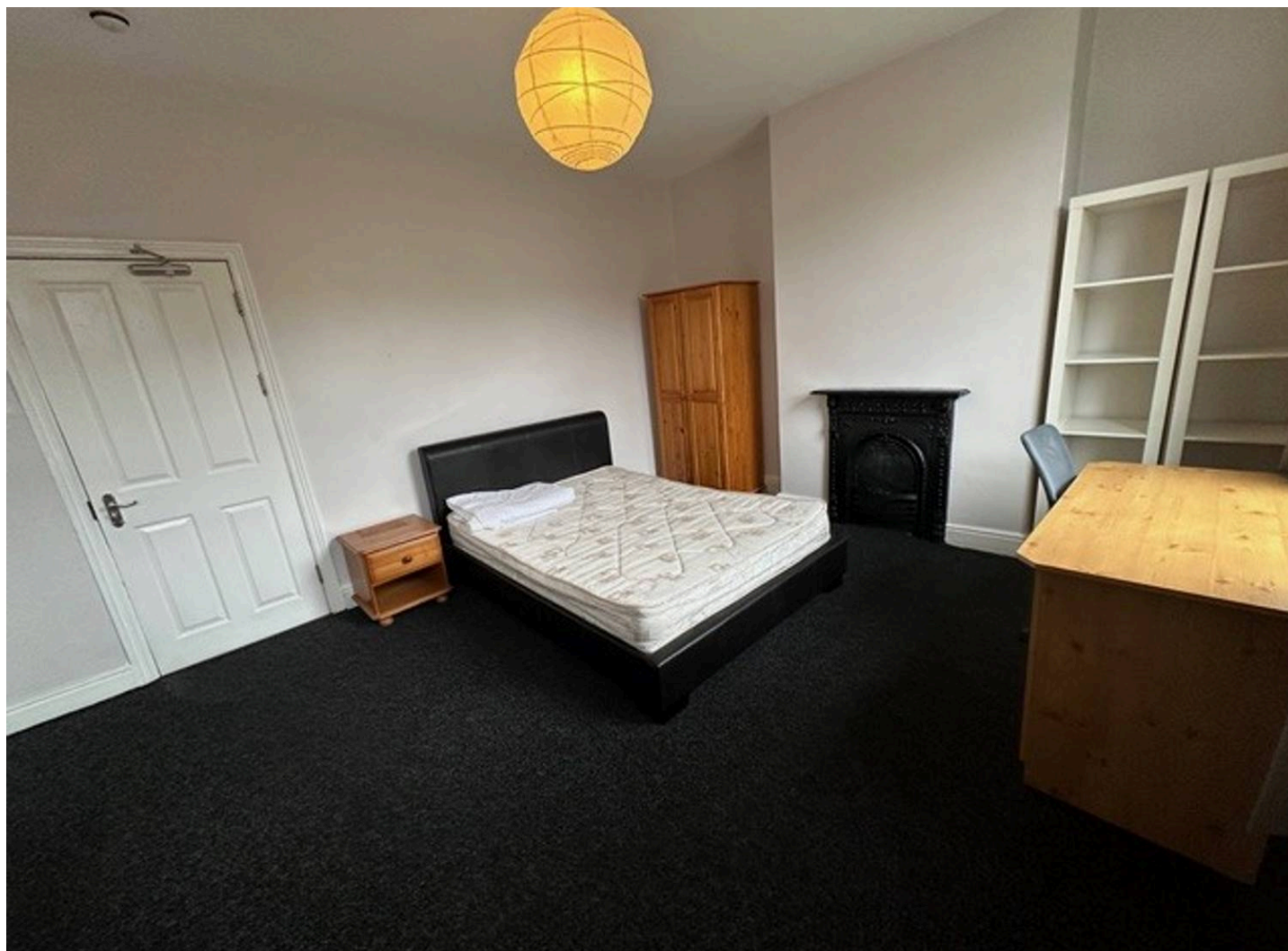
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A Spacious, Light and Airy Period Terrace Property
- Measuring a Highly Impressive 1715 SQ FT Over Four Floors
- Retaining a Wealth of Period Features
- Two Large Receptions Rooms and a Modern Fitted Kitchen
- Five Good Sized Bedrooms, One Bathroom and One Shower Room
- Useful Cellar Space and an Enclosed Rear Garden
- Close to Withington Villages, Excellent Transport Links and Local Amenities
- No Onward Chain



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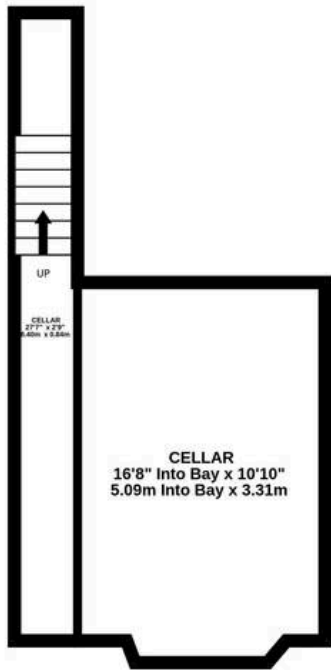
This impressive five-bedroom terraced house offers generous living space across four floors, measuring a highly impressive 1,715 square feet. The property is a superb example of a period terrace, retaining a wealth of original features, including ornate cornicing, decorative fireplaces, which blend seamlessly with modern updates. The ground floor comprises two spacious reception rooms, including a bay fronted living room which is ideal for entertaining, as well as a modern fitted kitchen with ample storage.

Upstairs, the accommodation is arranged over two further floors, offering five good-sized bedrooms, each filled with natural light. Two bathroom suites provide convenience, while the useful cellar space offers additional storage or potential for further development (subject to the necessary planning permission). The property is situated close to the vibrant heart of Withington village, with excellent transport links and a wide range of local amenities, including shops, cafes, and schools, making this an ideal family home.

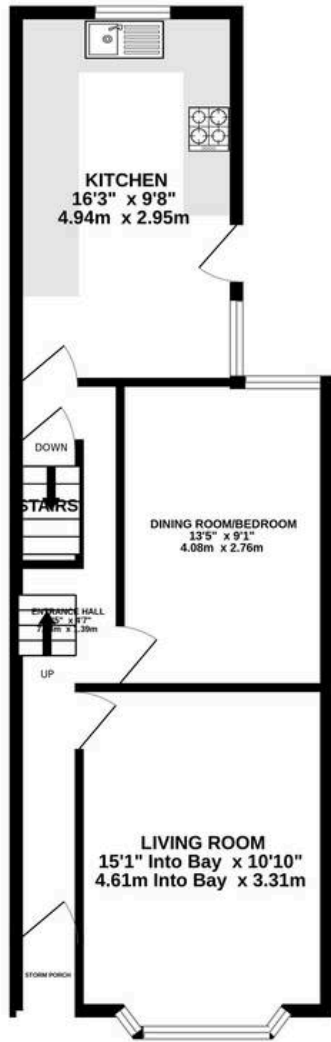
The outside space is equally appealing, featuring an enclosed rear garden and courtyard that provides a private aspect. The rear garden can be accessed directly from the kitchen, creating a seamless flow between indoor and outdoor living. On-street parking is available to the front of the property, and the attractive period façade adds considerable kerb appeal. This delightful home offers a rare combination of substantial internal space and a manageable, low maintenance garden/courtyard, all within easy reach of Withington's popular village centre and its excellent transport connections.



BASEMENT
253 sq.ft. (23.5 sq.m.) approx.



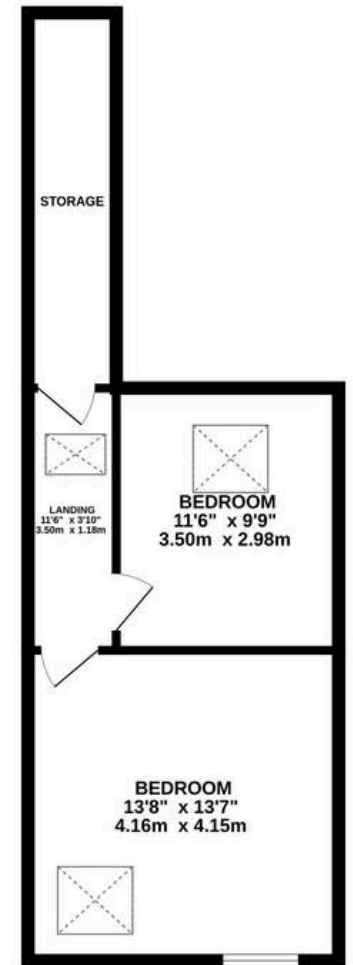
GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



2ND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1715 sq.ft. (159.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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