



3 Netherwood Road, Northenden
Manchester

£625,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



3 Netherwood Road

Northenden, Manchester

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A Superb and Well Presented Detached Family Property
- Quiet Yet Popular Residential Location
- Measuring a Highly Impressive 1604 SQ FT
- Bay Fronted Dining Room, Large Living Room and Open Plan Dining Kitchen
- Four Good Sized Bedrooms and a Three Piece Bathroom Suite
- Off Road Parking for Multiple Vehicles and a Private, Generous Landscaped Rear Garden



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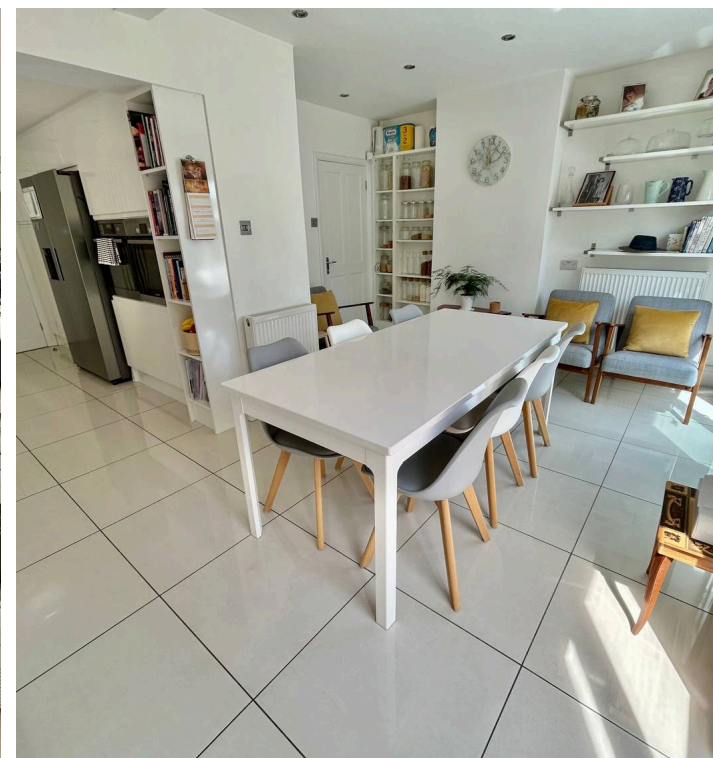
A superb and well presented four bedroom detached family property, this impressive home is situated in a quiet yet popular residential location and offers a spacious layout measuring approximately 1604 square feet.

Upon entering, you are greeted by a welcoming hallway that leads to a bay fronted dining room which opens out to a large living room provides which offers a feature fireplace and sliding doors which lead to the rear garden. The open plan dining kitchen is thoughtfully designed with modern fittings, generous worktop space. The kitchen leads to a useful downstairs W/C and a conservatory which allows an abundance of natural light to the rear of the property.

Upstairs, the property boasts four good sized bedrooms. All four bedrooms benefit from built in wardrobes and the primary bedroom offers a further shower. The family bathroom is fitted with a three piece suite and separate W/C serves all four bedrooms.

The property also benefits from off road parking for multiple vehicles. A stunning rear landscaped private garden which boasts mature borders and plants as well as a large lawned area.

This detached home combines generous proportions, a practical layout, and a sought after location, making it an excellent choice for families or professionals seeking a quality residence in a desirable area. With its well maintained interiors, versatile living spaces and thoughtful design.

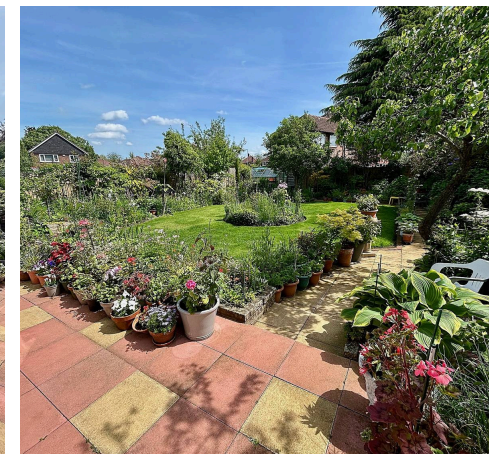
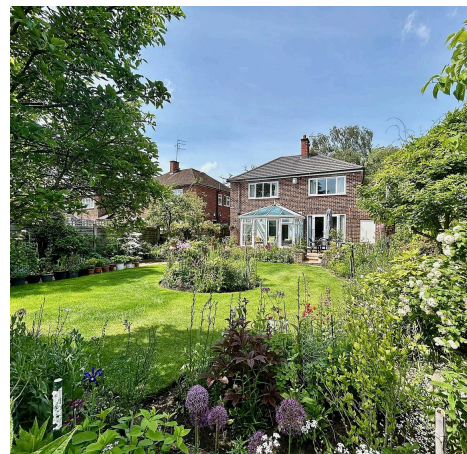




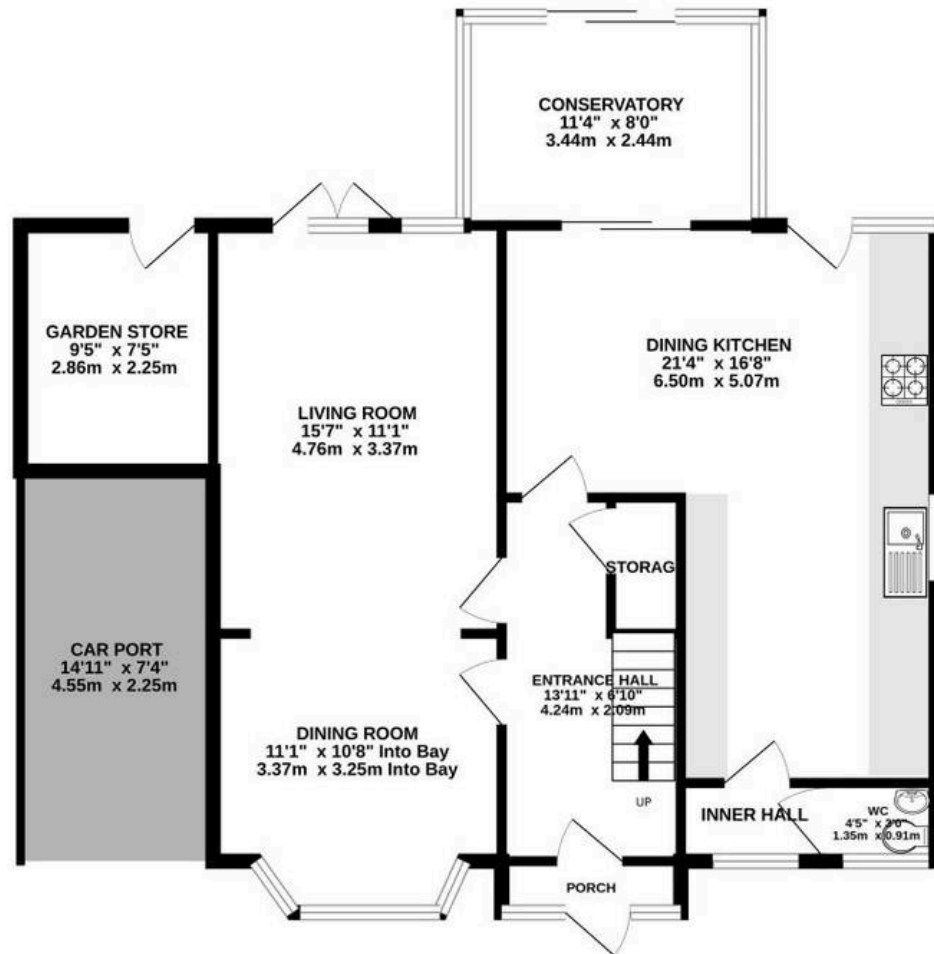
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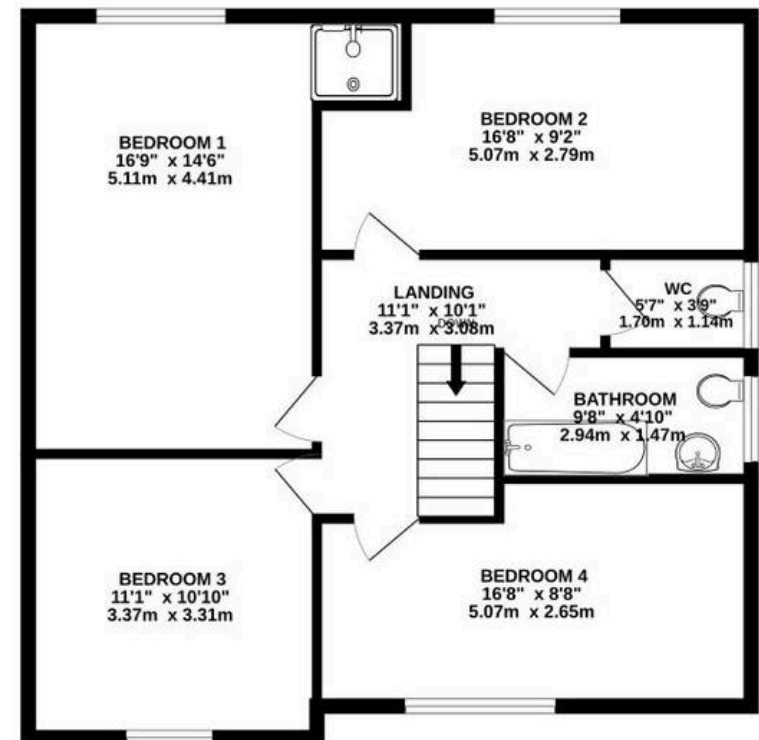
Northenden has excellent commuter links via the M56 and M60 together with Princess Parkway and A34 providing easy access to the City Centre. Manchester International Airport is a ten minute drive away. Northenden village offers a good range of local shops and cafés, including Tesco Express, Co-op, Costa, 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
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
744 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 1604 sq.ft. (149.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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