



17 Lathom Road, Withington
Manchester

£450,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



17 Lathom Road

Withington, Manchester

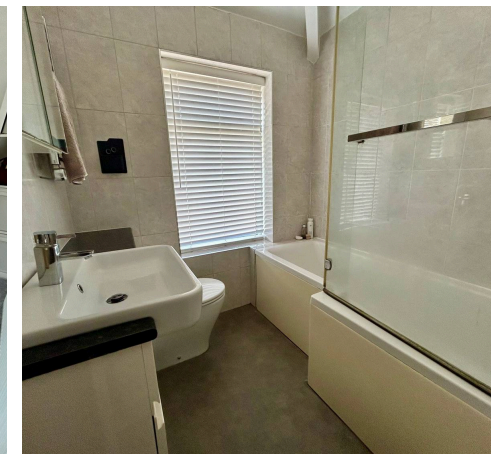
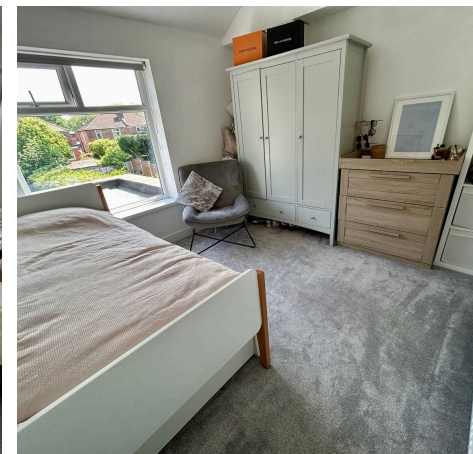
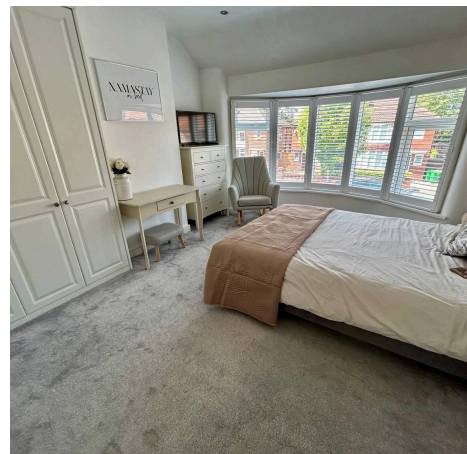
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A Stunning and Spectacular, Extended Semi Detached Property
- Immaculate and Spacious Finish Throughout
- Measuring a Highly Impressive 1110 SQ FT
- Bay Fronted Sitting Room and Generous Open Plan Living/Dining Kitchen
- Three Good Sized Double Bedrooms and a Three Piece Bathroom Suite
- Off Road Parking and a Private Rear Landscaped Garden
- Located Only Moments from Local Amenities and Excellent Transport Links



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Presenting a stunning and spectacular, extended three bedroom semi detached house, this immaculate property offers a spacious and contemporary finish throughout, measuring a highly impressive 1110 square feet.

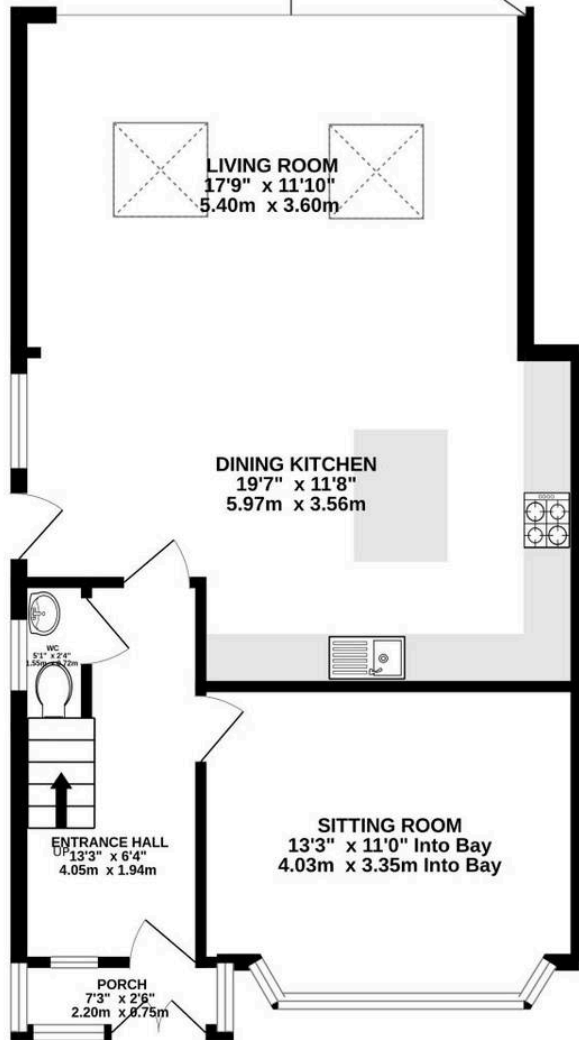
The home welcomes you with a bright and inviting entrance hall, leading into a bay fronted sitting room that provides an elegant space with an attractive log burning stove. To the rear, a generous open plan living and dining kitchen forms the heart of the home, featuring modern fittings, two sky lights and bi-folding doors overlooking the rear garden. The kitchen offers an array of integrated appliances, sleek worktops and a central island.

Upstairs, you will find three good sized double bedrooms, the principal bedroom boasts a bay fronted window, built in wardrobes and plantation shutters. A stylish three piece bathroom suite serves all three bedrooms.

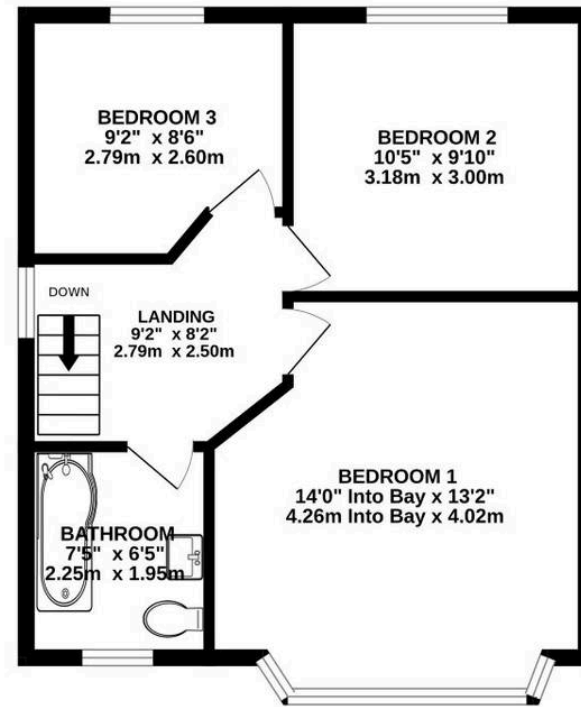
Additional features include off road parking for added convenience and a private rear landscaped garden. The property is ideally located only moments from a range of local amenities, including shops, schools, and healthcare facilities, as well as excellent transport links that provide easy access to surrounding areas and the city centre.



GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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