



Flat 11 Heron Point, 393 Palaltine Road, Northenden, Manchester

Offers Over £260,000

Manchester

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Flat 11 Heron Point, 393 Palaltine Road

Manchester

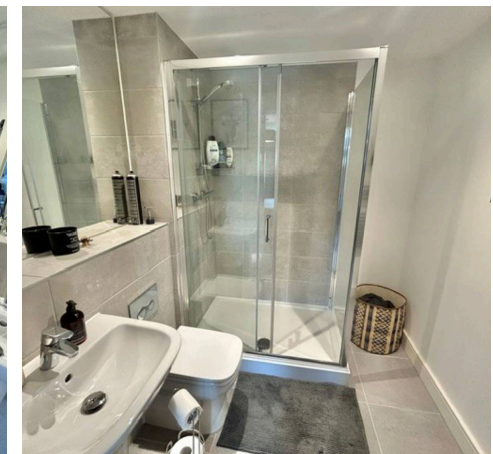
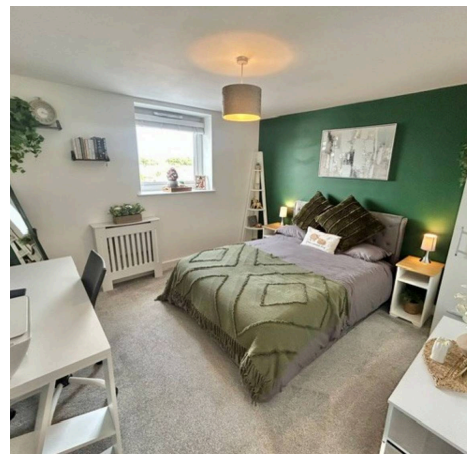
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A Spacious and Well Presented Top Floor Apartment
- Located in the Heart of Northenden Village and Close to Local Amenities and Excellent Transport Links
- Two Large Double Bedrooms
- Stylish Three Piece Bathroom and En-Suite Shower Room
- Spectacular Open Plan Living/Dining Kitchen
- Generous Balcony with Stunning Views



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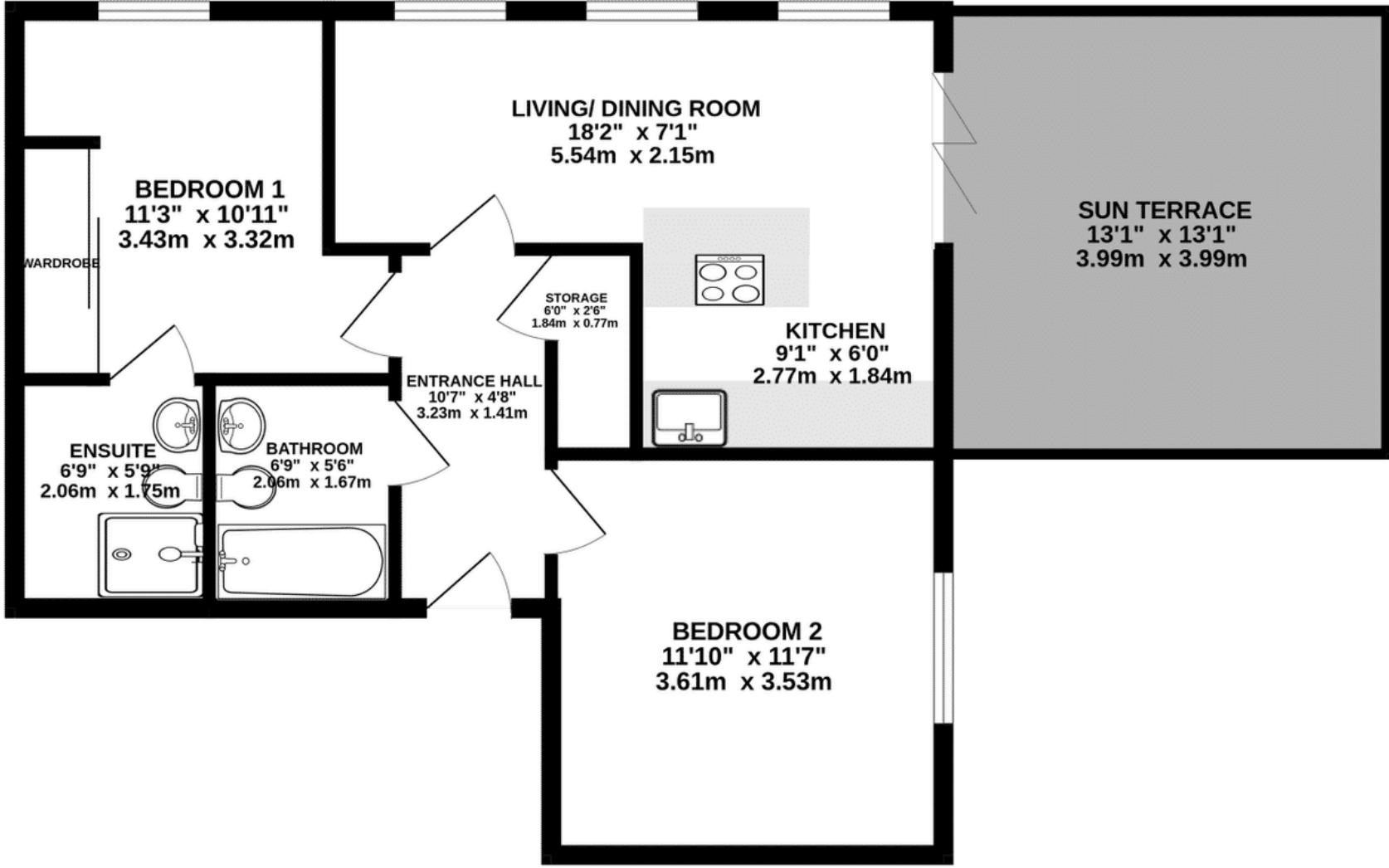
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This impressive two bedroom flat offers a superb opportunity to acquire a spacious and well presented top floor apartment situated in the vibrant heart of Northenden Village, close to a wide range of local amenities and excellent transport links. The property has been thoughtfully designed to provide modern living with a bright and airy atmosphere throughout. Upon entering, you are greeted by a welcoming hallway that leads to the spectacular open plan living, dining and kitchen area, which is perfect for entertaining or relaxing in comfort. The contemporary kitchen is fitted with high quality units and integrated appliances, complemented by ample workspace and a stylish finish. The living and dining spaces are generously proportioned, providing flexibility for a variety of layouts to suit your needs. The apartment boasts two large double bedrooms, both of which are beautifully presented. The principal bedroom benefits from a sleek en-suite shower room, while the main bathroom features a modern three piece suite with elegant tiling and fixtures.

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.



THIRD FLOOR
569 sq.ft. (52.9 sq.m.) approx.





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