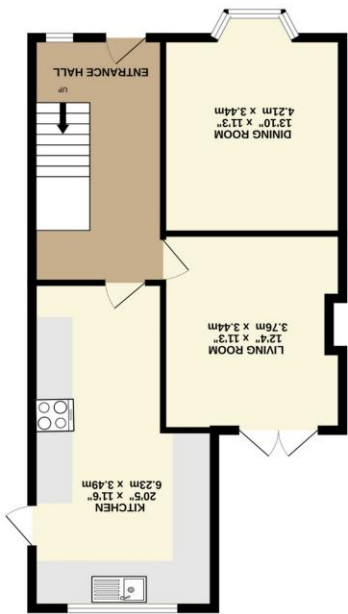


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

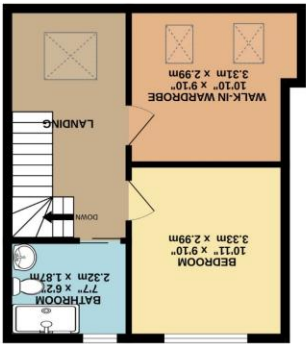
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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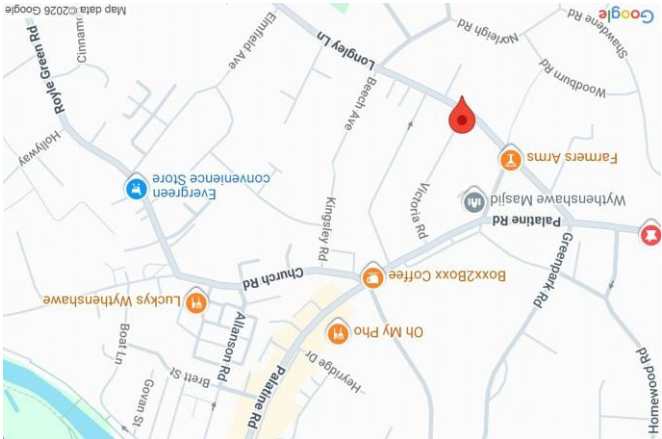
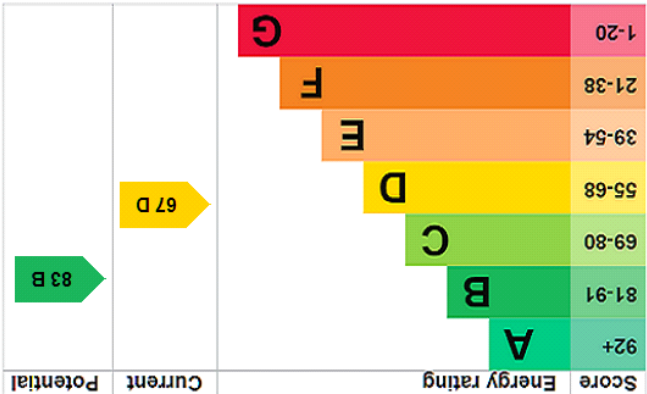
GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



PHILIP JAMES
KENNEDY

46 LONGLEY LANE
NORTHENDEN, MANCHESTER, M22 4JH



ASKING PRICE £450,000

A BEAUTIFULLY PRESENTED EXTENDED SEMI-DETACHED FAMILY HOME, offering BRIGHT and SPACIOUS accommodation arranged over THREE FLOORS. BOASTING a SOUTH WESTERLY FACING GARDEN, the property is positioned within close proximity of Northenden Village with a wide array of shops, café bars and restaurants. 1,418 Sq.Ft

The accommodation comprises of a welcoming entrance hallway with stairs rising to the first floor. To the front of the property is a bright and spacious bay-fronted dining room, which is bathed in natural light and offering ample space for dining furniture. To the rear, the generously proportioned living room features sliding doors that lead out onto the patio and enjoys views over the private garden.

There is a separate stylish fitted kitchen with a selection of sleek base units and complemented with integrated appliances, with a courtesy door out onto the garden.

Stairs from the hallway rise to the first floor, which reveals two generous double bedrooms, which both benefit from bespoke fitted wardrobes. There is a further single bedroom, ideal for use as an office/nursery.

The first floor is served by the contemporary family bathroom.

Occupying the entire second floor, the impressive loft conversion provides an excellent principal bedroom suite, complete with a modern newly fitted bathroom and a spacious walk-in wardrobe, creating a superb private space.

The property is approached via a block paved driveway offering ample off-road parking with an area of garden frontage running alongside. A gate to the side of the property leads through to the fully enclosed south westerly facing garden. There is also a paved patio - ideal for outdoor dining and entertaining.

Leasehold/ 999 Years From October 1936
Ground Rent/£0 per annum
Approx. 1,418 Sq.Ft
Council Tax Band: C

*"A Beautifully Presented
Extended Semi-Detached
Family Home"*

