42 Lingard Road, Northenden, Manchester, M22 4EN





3 1 2 D

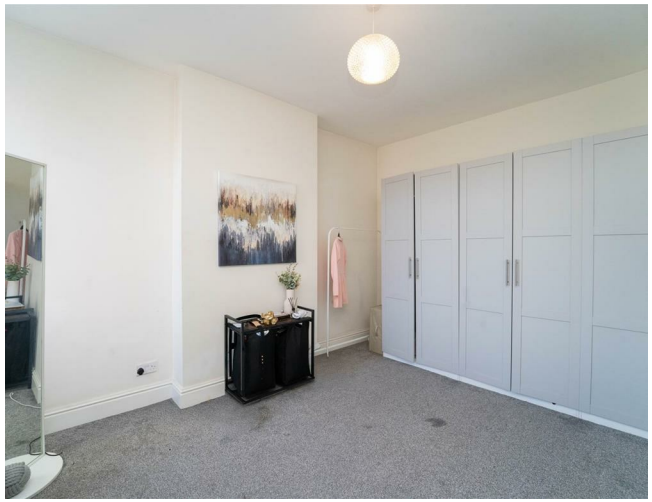
VIDEO TOUR AVAILABLE A charming and stylishly presented, THREE DOUBLE BEDROOM, semi-detached property. Located on a highly regarded residential road in Northenden, off Palatine Road. Ideally positioned for all of the amenities on Palatine Road, close by to the River Mersey and Wythenshawe Park with its café, playground and farm, fantastic transport links are nearby giving you direct access into Manchester City centre and further afield, and Northenden Community Primary School is on your doorstep. In brief this period, bay-fronted property consists of; an entrance hall which allows access down into the cellar, a beautifully presented front facing lounge complete with period feature fireplace, a good-sized dining room, a modern and contemporary fully fitted kitchen which has access out into the rear garden. Stairs leading to the first-floor landing reveal two sizable double bedrooms, an additional bedroom, and white three-piece bathroom suite completing this fantastic property. Other benefits include gas fired central heating, high ceilings, ceiling coving, period features, and a rear enclosed garden.

£435,000







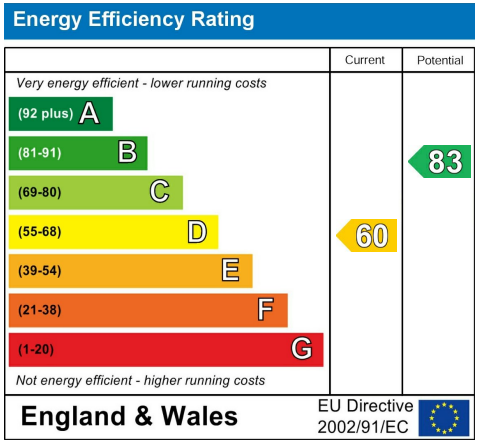








EPC Chart







Tenure: **Freehold** Council Tax Band: **C**



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk

JP&Brimelow
ESTATE AGENTS

jpandbrimelowestateagents
@jpandbrimelow

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of face but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.






BOXX2BOXX
COFFEE
0161 526 392
www.simplydeli
حلال
SUPERSTORE


Northenden Golf Club
THE HOME OF HOSPITALITY
Tel: 0161 998 4738
beacon
MEDICAL SERVICES GROUP
Care With Passion
"Rapid Access to Specialist Healthcare & Diagnostics."
T: 0161 503 2156
www.beaconmedicalservices.co.uk
Palatine Road M22
JP B