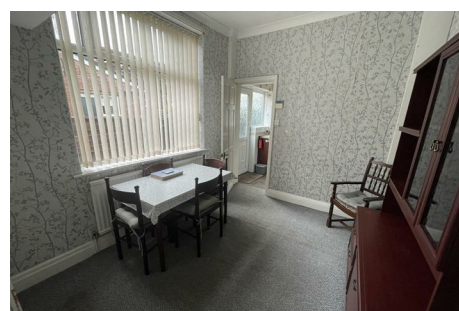
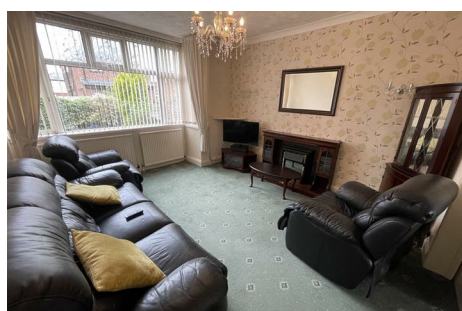


Park Lane

Your Local Estate Agent

Residential & Commercial Property



22 Northleigh Road
, Manchester, M16 0EQ

NO CHAIN *RENOVATION REQUIRED THROUGHOUT* Park Lane Estate Agents are pleased to offer For Sale this larger-than-average three-bedroom semi-detached house on Northleigh Road, a popular tree-lined, residential road in Old Trafford. The property has been tastefully extended to the rear and requires renovation throughout, offering purchasers the opportunity to create the ideal family home. The property is perfectly positioned for access to a wealth of amenities, including schools, shops, transport links, restaurants, Old Trafford Cricket Ground and White City Retail Park. The property is uPVC double-glazed throughout and warmed by gas central heating. The internal accommodation comprises porch, entrance hallway, downstairs w.c, front dining room, rear lounge, rear dining room, kitchen, stairs to the first floor landing, master bedroom, second bedroom, third bedroom, separate w.c and family bathroom. Externally to the front, the property boasts a gated driveway with off-road parking, an easy-to-maintain front garden and gated side access to the rear of the property. To the rear of the property is a garden featuring mature shrubs with a mix of lawn and block paving and a detached garage. Contact us now to arrange your viewing!

Offers Invited £390,000

22 Northleigh Road

, Manchester, M16 0EQ



- NO CHAIN
- LARGER THAN AVERAGE BEDROOMS
- DOWNSTAIRS W.C
- RENOVATION REQUIRED THROUGHOUT
- OFF ROAD PARKING
- CONTACT US NOW TO ARRANGE YOUR VIEWING
- KITCHEN EXTENSION TO THE REAR
- DETACHED GARAGE



[Directions](#)

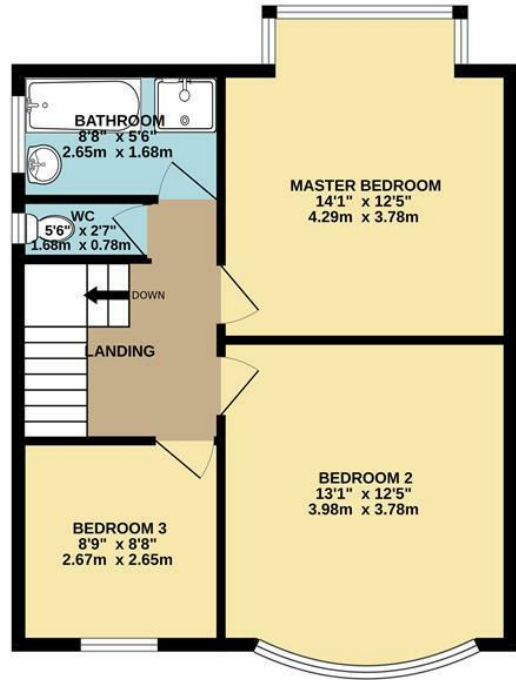


Floor Plan

GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA: 1160 sq.ft. (107.7 sq.m.) approx.

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, omission 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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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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	