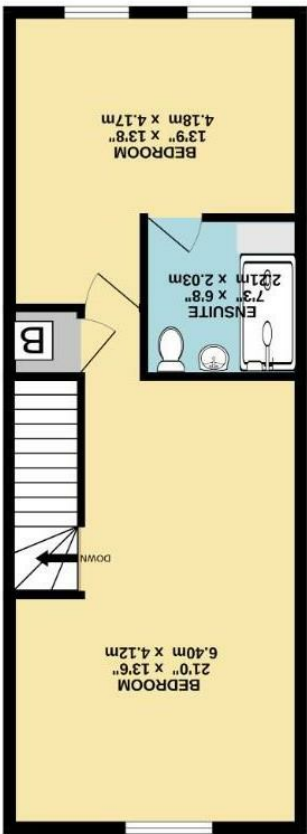
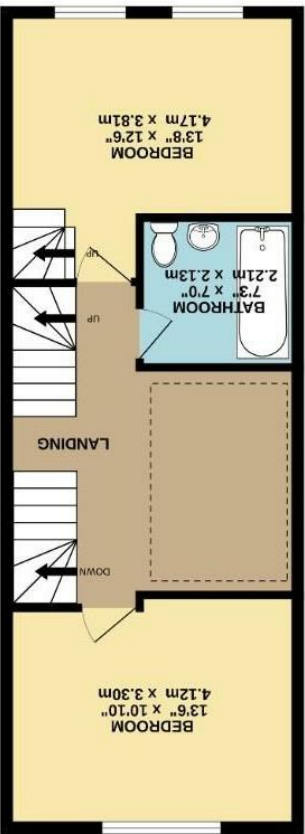


These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

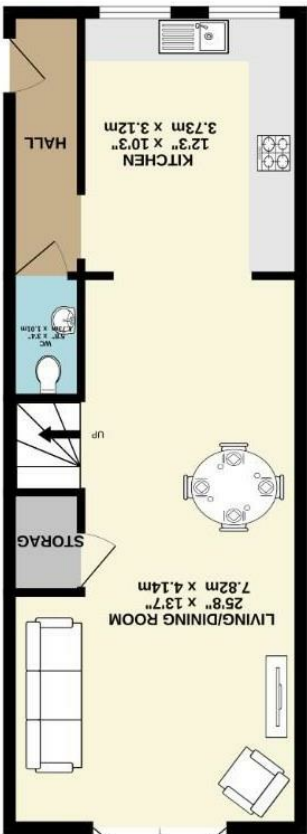
TOTAL FLOOR AREA : 1,537 sq. ft. (142.8 sq. m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 5/2025



SECOND FLOOR  
512 sq. ft. (47.6 sq. m.) approx.



FIRST FLOOR  
512 sq. ft. (47.6 sq. m.) approx.



GROUND FLOOR  
512 sq. ft. (47.6 sq. m.) approx.







### The Property

An impressive, four bedroom townhouse, set within a characterful historic building in Northenden Village located in the sought-after Conservation Area, close to the River Mersey.

A wonderful level of living space flows over one of the larger Church Inn building plots across three floors extending over 1500 sq ft. Decorated to a high standard with high specification fittings throughout and recently fitted new carpet, numerous other noteworthy features include the four excellent double bedrooms, two modern bathrooms, a lovely & light open plan living/dining area and double doors leading through to the decked and landscaped garden area at the back of the property.

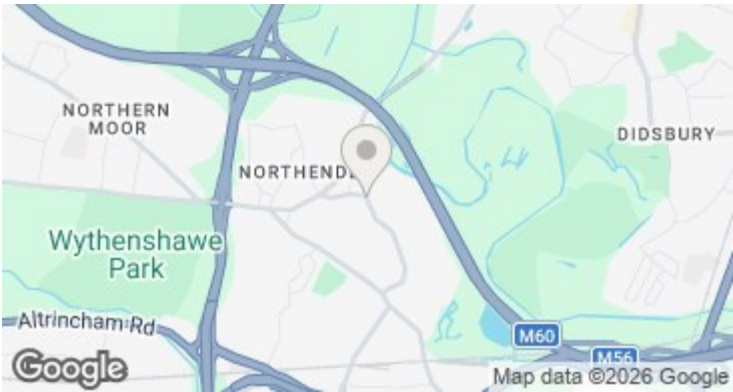
The living / dining area has recently restored solid oak flooring. Off the living/dining area is a large open plan kitchen with a comprehensive range of units, newly fitted high-quality AEG integrated appliances, downstairs WC just off the hallway, uPVC double glazing and gas central heating.

There is a beautifully landscaped garden which is easy to maintain with decked seating area and lower tier paved section with built-in brick barbecue to entertain family and guests and a tandem driveway providing parking for two vehicles.

Located perfectly for extensive walks along the banks of the River Mersey, the property is also within easy reach of a popular local park, excellent schools and local independent cafes and bars. This is a modern home with charm, style and heritage in a convenient location which is within easy reach of Northenden & Didsbury Villages, the motorway network and Manchester Airport.

### Directions

M22 4WD



- Superb townhouse over 1500 sq ft
- High level of presentation throughout
- Four double bedrooms
- Two modern bathrooms & downstairs WC
- Open plan ground floor living space over 37ft
- Comprehensively fitted kitchen
- Landscaped garden & decked seating area
- Tandem parking space
- Gas central heating & uPVC Double glazing
- Close to Northenden Village, Didsbury & The River Mersey



Postcode - M22 4WD

EPC Rating - B

Floor Area - 1537.00 sq ft

Local Authority - Manchester City Council

Council Tax - D

Church Road, Northenden M22 4WD

£390,000

