



4 Highdales Road  
Newall Green M23 2YW  
Offers Over £300,000

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# 4 Highdales Road

## Newall Green M23 2YW

### Offers Over £300,000

This well-presented semi-detached house is located in a popular residential area, within easy reach of Wythenshawe Hospital and with excellent transport links nearby: The motorway network, Metrolink tram and Manchester Airport are all easily accessible.

An entrance porch leads to an entrance hallway. There is a well-proportioned living room with bay window to the front. The room opens to a dining room, with French doors opening to the garden. A fitted kitchen leads on to a conservatory to the rear, off which is a useful utility room/WC. There is also access to the attached garage.

To the first floor, a landing leads to two double bedrooms, both with fitted wardrobes. There is a study/third bedroom and a family bathroom which is fitted with a white suite.

The property stands behind a garden area with a wide double driveway providing off road parking space and leading to an attached garage. To the rear is a paved rear garden with three outbuildings: A large timber cabin (with power, data link, water and drainage) an L-shaped storage shed and a greenhouse.

This is a most appealing family home, located in an area with schools for all age groups. An early internal inspection is recommended in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility/WC
- Conservatory
- Enclosed Garden with 3 Outbuildings
- Double Driveway
- Attached Garage

Entrance Porch

Entrance Hallway  
6'11 x 11'11 max

Living Room  
11'8 x 14'0 into bay  
Opens to:

Dining Room  
11'2 x 11'7

Kitchen  
6'10 x 7'10

Conservatory  
7'10 max x 11'9 red to 5'6  
(L-shaped Room) Measurements incorporate:

Utility Room/WC  
4'5 x 5'6

First Floor Landing

Bedroom One  
11'8 x 9'11

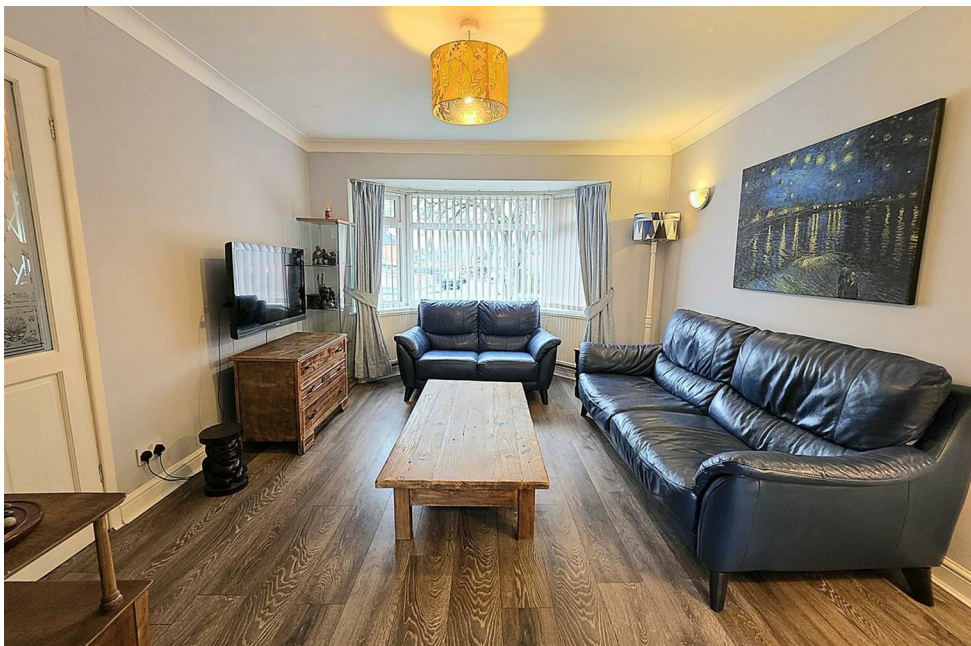
Bedroom Two  
9'10 to fitted wardrobes x 10'0

Bedroom Three/Study  
7'0 max x 6'4 max  
(L-Shaped Room)

Bathroom  
6'9 x 6'5

Attached Garage  
8'2 x 15'6

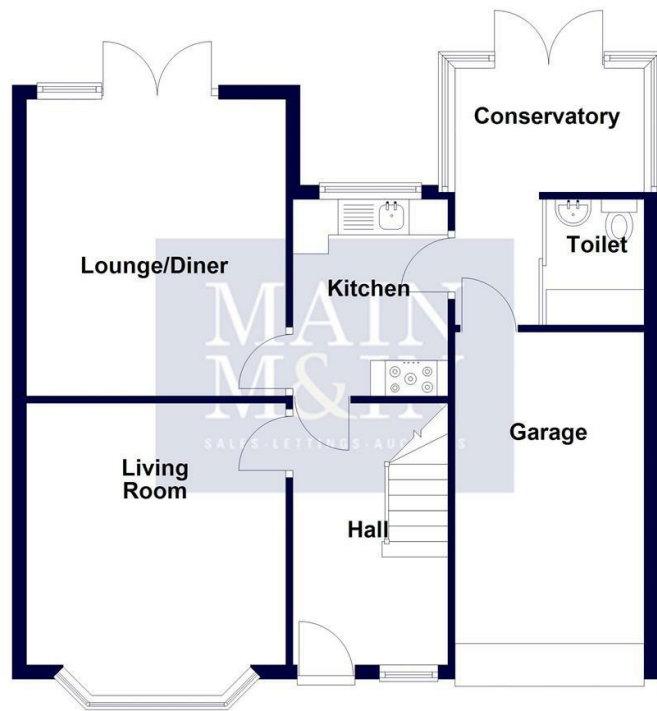
Externally  
Front garden with double width driveway alongside, providing off road parking space.  
Enclosed paved rear garden with decorative border.  
Three garden buildings: Large cabin with French doors, power, water ,drainage and data link.  
L-shaped storage shed which is divided into two rooms. Also has power, water and drainage.  
Greenhouse - also with water and drainage.  
Gated access to the side of the property.



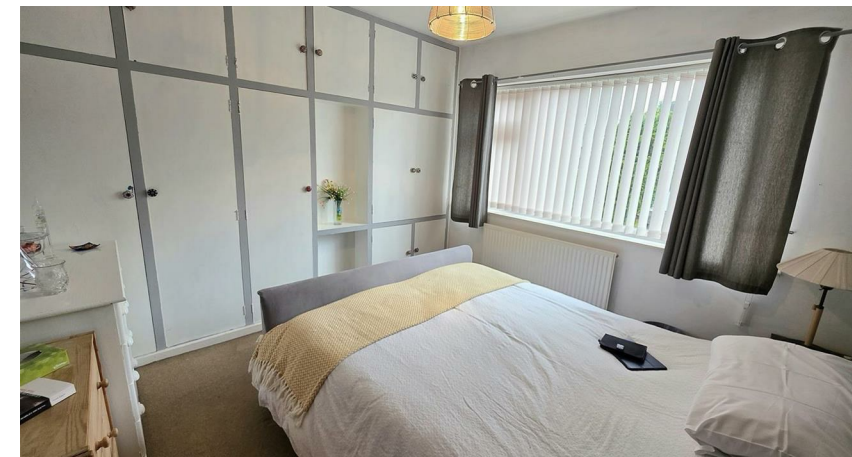
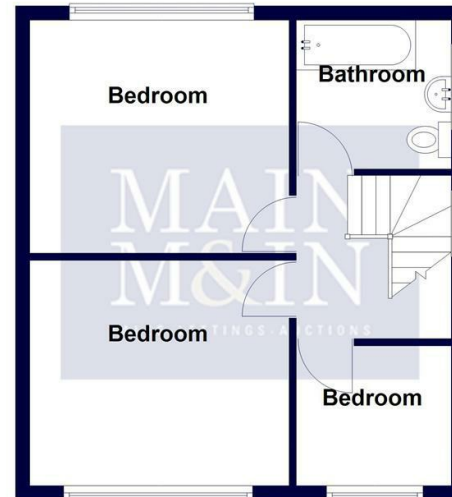
Tenure: Freehold  
Council Tax: Manchester B



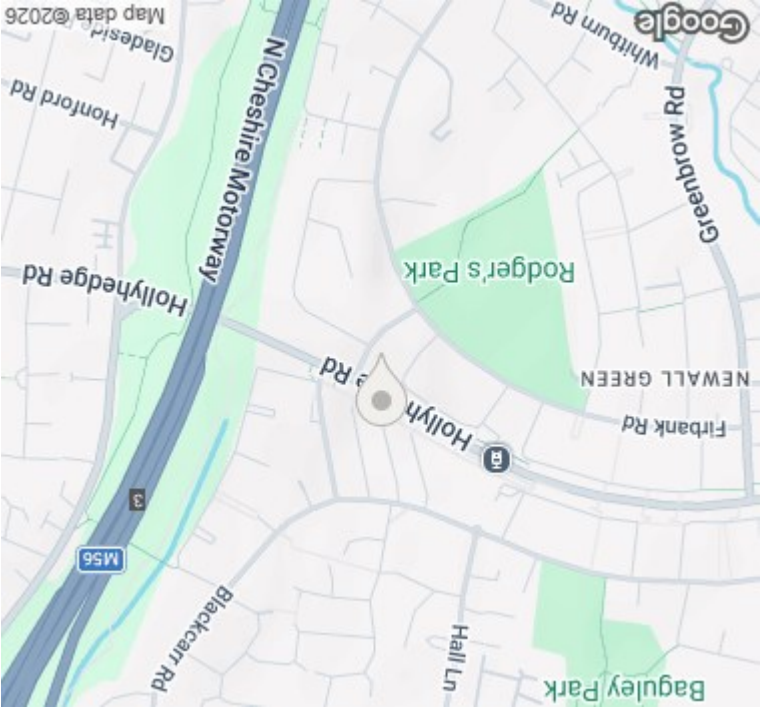
Ground Floor



First Floor



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

| Energy Efficiency Rating                    |             |
|---------------------------------------------|-------------|
| EU Directive 2002/91/EC                     |             |
| Very energy efficient - lower running costs | A (92 plus) |
| Very energy efficient - lower running costs | B (81-91)   |
| Very energy efficient - lower running costs | C (69-80)   |
| Very energy efficient - lower running costs | D (55-68)   |
| Very energy efficient - lower running costs | E (39-54)   |
| Very energy efficient - lower running costs | F (21-38)   |
| Very energy efficient - lower running costs | G (1-20)    |
| Not energy efficient - higher running costs |             |
| Current                                     | 78          |
| Potential                                   | 66          |

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

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