

5 Haslemere Road, Withington, Manchester, M20 4RD



**JP&Brimelow**  
ESTATE AGENTS



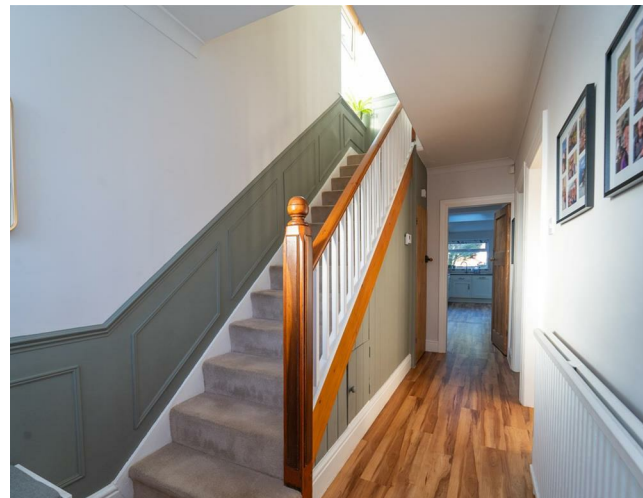


3 2 2 C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-presented and tastefully extended, THREE BEDROOM traditional bay fronted, semi-detached property located off Parrswood Road in Withington. The property is conveniently located near to Ladybarn Park, several primary schools and Mauldeth Road train station for access into the city centre. Within a short walk from The Christie, Fog Lane Park and Didsbury village, with its array of shops, bars and amenities. The well-planned accommodation comprises of; An entrance hallway with an extended three-piece downstairs shower room, a family room with a bay window to the front aspect, a lounge with sliding doors leading into an impressive open plan fitted kitchen/dining room with access out into the lawned rear garden. To the first floor there is a landing leading to three good-sized bedrooms and a white three-piece family bathroom completing this lovely home. The property benefits from gas fired central heating, a driveway to the front aspect providing off road parking and a fantastic enclosed lawned garden to the rear. Internal viewing is highly recommended.

£400,000









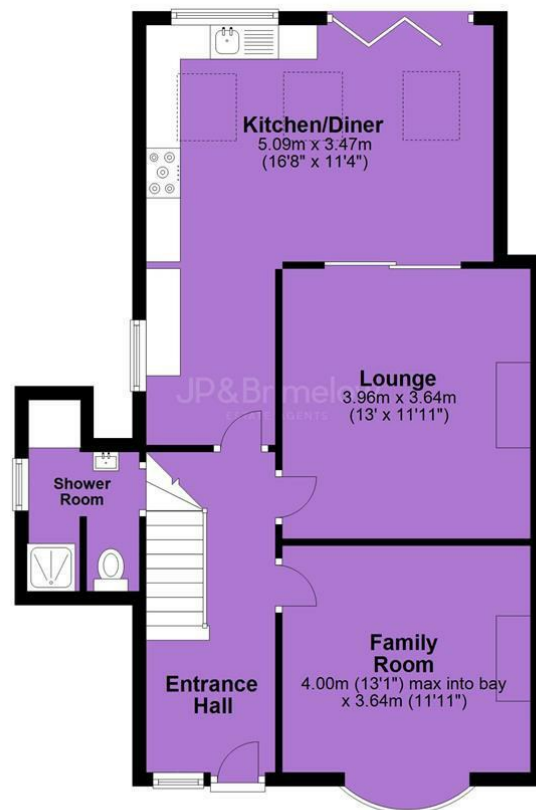
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(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	

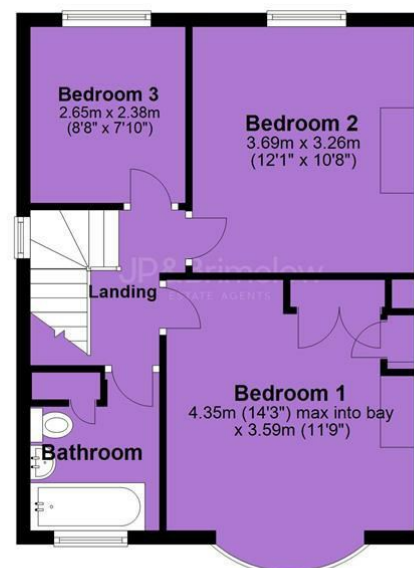


Tenure: Freehold Council Tax Band: C

## Ground Floor



## First Floor



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