

7 Nuneham Avenue, Withington, Manchester, M20 4PZ



JP&Brimelow
ESTATE AGENTS



 5  2  2  D

VIDEO TOUR AVAILABLE An attractive and beautifully presented, five-bedroom, semi-detached period property, situated on a particularly sought-after residential road in Withington, just off Mauldeth Road.

Ideally located within easy reach of local amenities, highly regarded schools, universities, hospitals, and excellent transport links into Manchester's vibrant city centre, this truly exceptional home offers a rare and desirable combination of space, character, and versatility.

Extending to over 2,154 sqft and arranged across four well-proportioned floors, including a useful cellar, the accommodation briefly comprises: an entrance hall with stairs conveniently leading down to the cellar; a generously sized, front-facing lounge with a charming period feature fireplace; a spacious playroom leading through to a handy utility room and separate WC; and a contemporary, fully fitted kitchen enjoying lovely garden views and direct access out to the rear, enclosed garden.

Stairs rise to the first-floor landing, revealing three sizable double bedrooms and a stylish, white three-piece bathroom suite. The second floor offers two further good-sized bedrooms, completing this fantastic family home.

Further notable benefits include gas-fired central heating, delightful period features throughout, high ceilings, a driveway providing convenient off-road parking, and a private, peaceful rear enclosed garden.

OFFERED WITH NO ONWARD CHAIN

£725,000





EPC Chart

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	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Freehold Council Tax Band: E



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

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 fact 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.

jpandbrimelowestateagents

@jpandbrimelow

