

18 Alford Avenue, Withington, Manchester, M20 1AQ



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £295,000

 3  1  2  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A delightful, THREE BEDROOM mid-terrace property, situated in a popular residential area, just off Mauldeth Road West in Withington. This home is ideally located close to excellent transport links, offering easy access to Manchester City Centre and Manchester Airport, with Hough End Playing Fields close by. This well-planned property consists of an entrance hallway, a bright front-facing lounge and a spacious fitted kitchen enjoys views over the enclosed rear lawned garden and provides direct access outside, completing the ground floor. To the first floor the landing leads to two generous double bedrooms, a third bedroom, and a three-piece bathroom suite. The property further benefits from gas-fired central heating, an enclosed rear garden, and a paved driveway. Internal inspection is highly recommended to fully appreciate what this home has to offer.





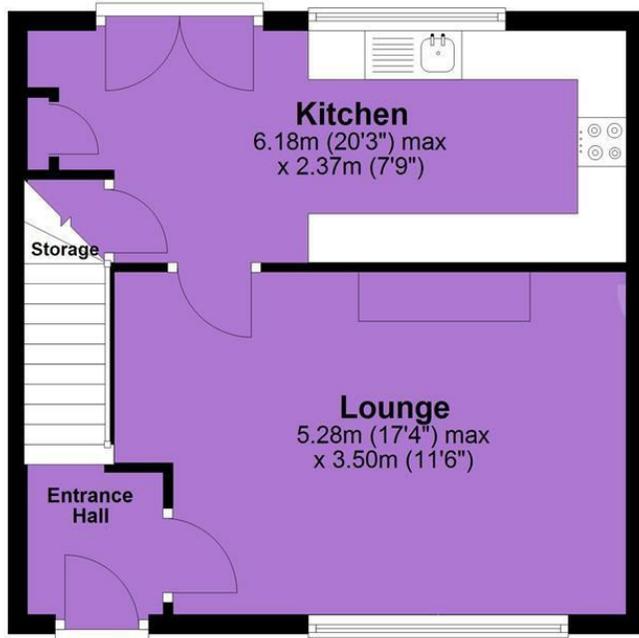
## EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

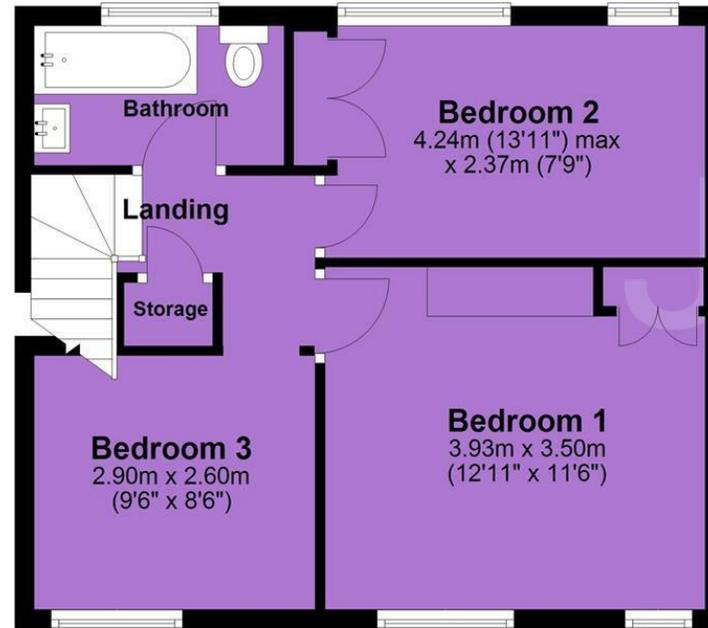


Tenure: **Freehold** Council Tax Band: **A**

## Ground Floor



## First Floor



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