

22 Brayton Avenue, Didsbury Park, Manchester, M20 5LP



JP&Brimelow
ESTATE AGENTS



3 2 3 C

VIDEO TOUR AVAILABLE A charming and beautifully kept, THREE BEDROOM, semi-detached property. This extended home is located on a quiet, leafy residential road in Didsbury Park.

Situated in a fantastic location with transport links, an array of amenities, bars and restaurants all close by, a short walk to both Didsbury Park and Fletcher Moss, and with both primary and secondary schools just a short distance away.

In brief this delightful property consists of; an entrance hall with a three piece shower room and storage cupboard, a family room with bay window to the front aspect, a good sized lounge with views and access out into the rear South facing garden, a fitted kitchen which opens to the dining area where you can find access into the large garage.

Stairs leading to the first-floor landing reveal two double bedrooms, an additional bedroom, a study, and a white three-piece bathroom suite.

The property benefits from gas fired central heating, high ceilings, picture railings, a useful storage garage, a driveway, and a rear enclosed garden.

£625,000





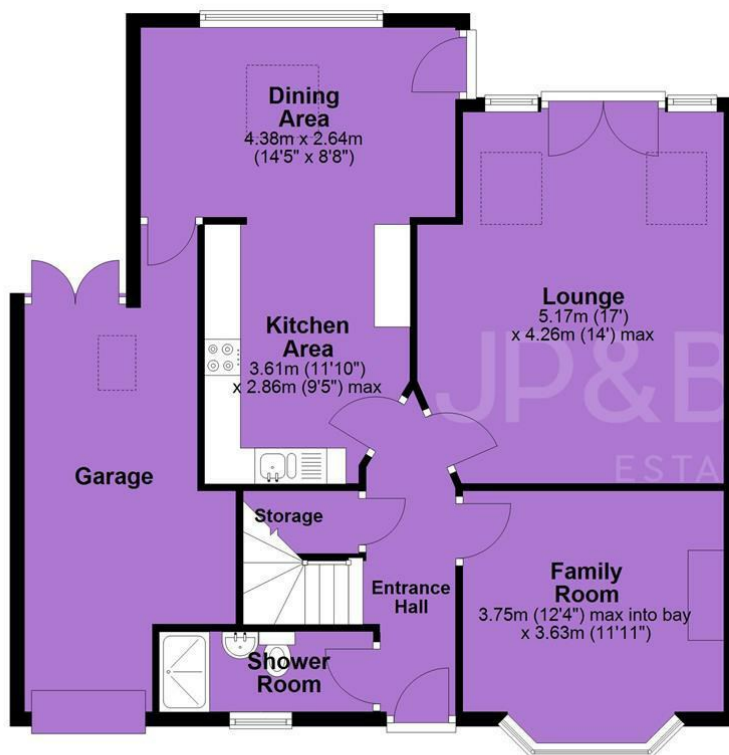
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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: D

Ground Floor



First Floor



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

