

1 Newton Avenue, West Didsbury, Manchester, M20 1JJ



JP&Brimelow
ESTATE AGENTS



****VIDEO TOUR AVAILABLE**** An attractive & beautifully presented, **THREE BEDROOMED**, end of terraced property situated on a quiet tree-lined cul-de-sac off Burton Road here in West Didsbury.

Within walking distance to its array of boutique shops, popular bars, restaurants, Cavendish community primary school and Cavendish Park, located within easy reach of Burton Road. The Metrolink station is a short walk away, giving you direct access into the City centre and Media City.

The well-planned accommodation is spread over two floors and comprises; an entrance hallway, a lounge with a bay window to the front aspect, a downstairs utility room, an impressive open plan fitted kitchen/breakfast/dining room with fitted integrated appliances to the ground floor with access to the rear enclosed garden.

To the first floor there is a landing leading to the three bedrooms and a white four-piece family bathroom with a separate shower.

The property benefits from period features such as picture rails and ceiling coving. A combi boiler with gas fired central heating, double glazed and an enclosed rear private garden with several seating areas with feature lighting.

Early viewing is highly recommended due to the location and transport links.

£575,000



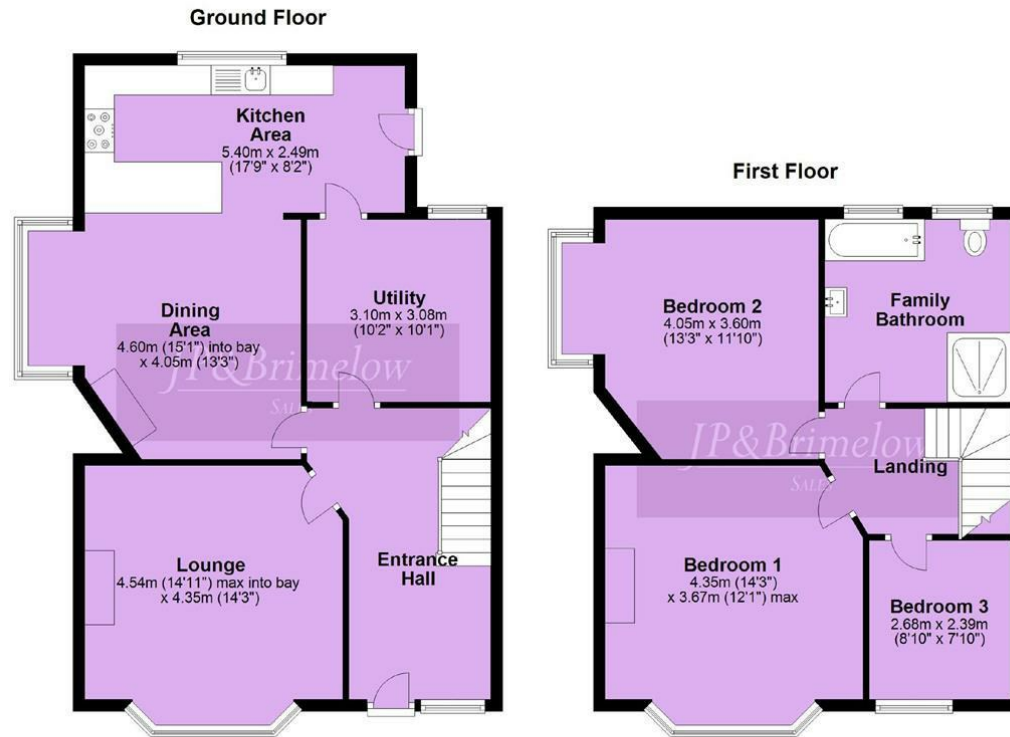


EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C	65	
(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



Chorlton & Didsbury Ltd
 430 Barlow Moor Road, Chorlton, Manchester, M21 8AD
 Chorlton: 0161 882 2233 Didsbury: 0161 448 0622
 E: chorlton@jpbrimelow.co.uk www.jpbrimelow.co.uk



JP&Brimelow
 ESTATE AGENTS

NOTICE: J P & Brimelow Chorlton & Didsbury 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 Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Follow us on Twitter @jpandbrimelows

