

10 Somerford Avenue, Withington, Manchester, M20 1GD



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £325,000

 3  1  2  D

VIDEO TOUR AVAILABLE A Stylishly presented THREE BEDROOM semi-detached property, positioned on a popular residential road, just off Mauldeth Road West, in Withington. This home is conveniently located within easy reach of Withington with a selection of local amenities, vibrant bars and restaurants. Excellent transport links via Wilmslow Road, providing easy access into Manchester City Centre and Manchester Airport. In brief the well-planned accommodation consists of a welcoming entrance hallway, a dining room with a bay window to the front aspect, a lounge to the rear with sliding doors out into the rear enclosed garden and a fully-fitted kitchen/breakfast room completing the ground floor. To the first floor there is a landing leading to three bedrooms, the principal benefiting from built in storage, a three-piece shower room and a separate W.C. The property further features gas fired central heating, a sizable rear enclosed garden and a driveway, providing off-road parking for multiple vehicles. Early viewing is highly recommended to fully appreciate all this property has to offer.





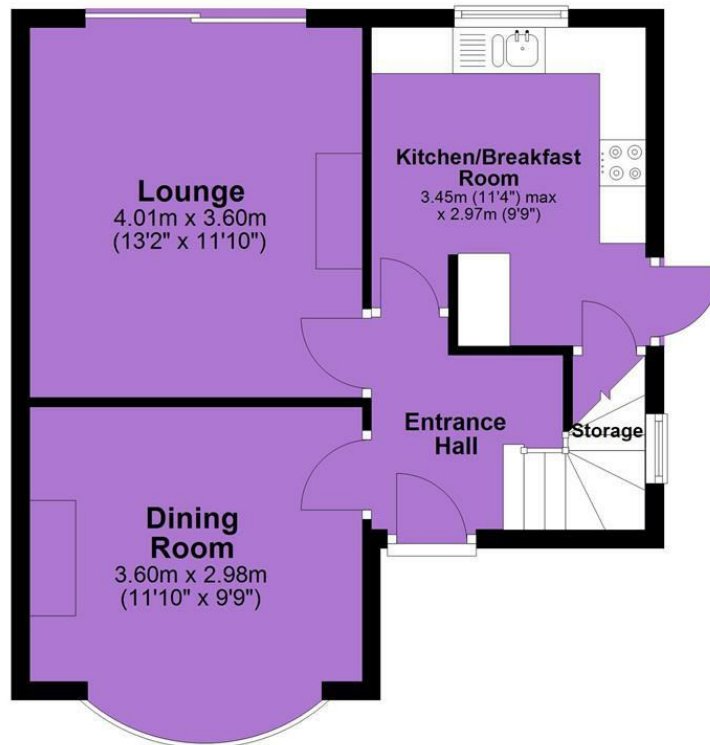
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(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: **A**

Ground Floor



First Floor



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