

92 Fairholme Road, Withington, Manchester, M20 4SB

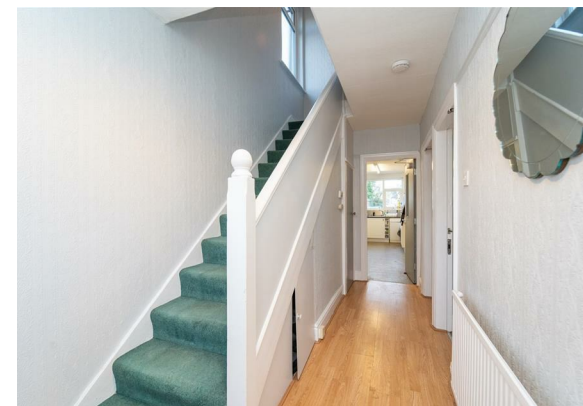


**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £349,500


 3  1  2  C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-presented and tastefully extended, THREE DOUBLE BEDROOM traditional bay fronted, semi-detached property. Located off Stephens Road in Withington. The property is conveniently located near to Ladybarn Park and Mauldeth Road train station and within a short walk from The Christie, Fog Lane Park and Didsbury village, with its array of shops and amenities. The well-planned accommodation comprises of; An entrance hallway with a W.C, a dining room with a bay window to the front aspect, a lounge with views into the rear enclosed lawned garden and an extended fitted kitchen to the ground floor with access out into the rear garden. To the first floor there is a landing leading to three good-sized bedrooms and a white three-piece family bathroom. The property benefits from a new combi boiler (June 2024), a driveway, providing off road parking, an enclosed lawned garden to the rear with two useful timber storage sheds. OFFERED WITH NO VENDOR CHAIN. Tenanted until 30th June 2025.





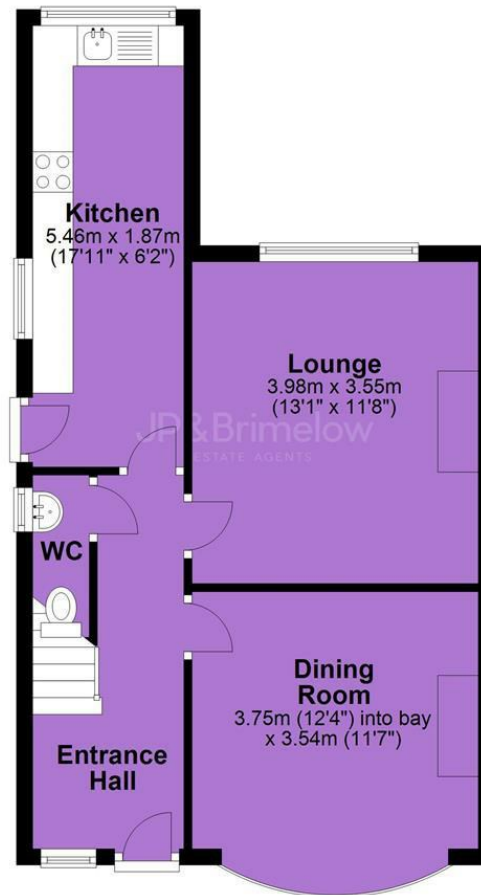
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

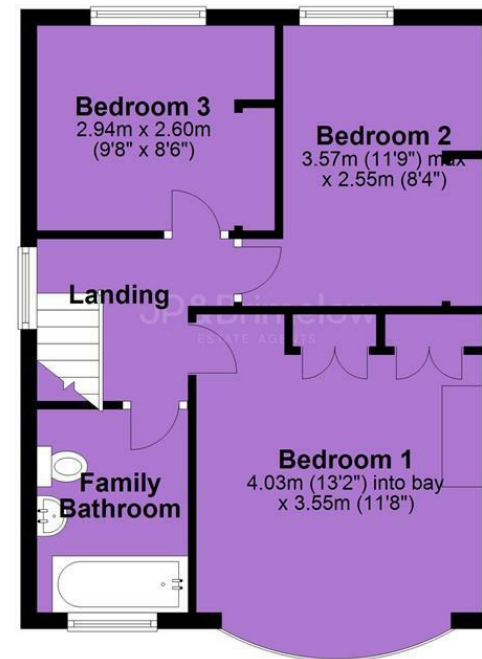


Tenure: **Freehold** Council Tax Band: **C**

## Ground Floor



## First Floor



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