

35 Mauldeth Road, Withington, Manchester, M20 4NF



JP & Brimelow
ESTATE AGENTS



 4  2  2  D

VIDEO TOUR AVAILABLE An attractive & spacious, FOUR BEDROOM, period, bay fronted semi-detached property positioned in a superb residential location off Wilmslow Road in Withington.

A short stroll from the independent shops, bars, restaurants and cafes on Wilmslow Road. Ladybarn Park is off Parris wood Road with Ladybarn train station and fantastic bus routes nearby giving you direct access into the city centre, Media City and Didsbury village.

The well-planned accommodation is presented over two floors and comprises of; vestibule, an entrance/reception hallway, a dining room to the front aspect with a bay window, a lounge to the rear, downstairs W.C, a fitted kitchen/breakfast room and a rear porch/cloakroom to the ground floor with access out into the rear garden.

To the first floor, a landing leads to four spacious bedrooms and a white three-piece family bathroom.

This property benefits from high ceilings and original features and is warmed by a Worcester boiler providing gas central heating. Off road parking by means of a driveway to the front, a shared driveway to the side with the neighbouring property, providing access to a useful garage. To the rear there is an attractive enclosed garden laid to lawn with flower beds and a patio area.


OFFERED WITH NO VENDOR CHAIN.

£450,000





EPC Chart

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | 80 |
| (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: E



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