



**GASCOIGNE  
HALMAN**

MINEHEAD AVENUE, WITHINGTON

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THE AREAS LEADING ESTATE AGENT



## MINEHEAD AVENUE, WITHINGTON

**£290,000.00**

A well presented and spacious mid terrace property located in a quiet cul-de-sac location. Boasting immaculate accommodation and situated only moments from Burton Road with its array of bars, restaurants, Withington Village and excellent transport links. The property offers off road parking for multiple vehicles to the front and a rear generous South Westerly facing garden.

Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre is located on along Wilmslow Road, offers more than adequate shopping facilities for everyday requirements. Mauldeth Road railway station nearby, provides commuter services to Manchester City centre and Manchester International Airport. Withington is ideally situated for ease of access to both University and hospital complexes at The Christie and Manchester Royal Infirmary. Schools and recreational facilities in the area are good.





Internally the property comprises of, an entrance hallway, a light and airy, spacious living/dining room which leads to a modern fitted kitchen with useful downstairs W/C.

To the first floor there are three good sized bedrooms with two excellent sized double bedrooms and the primary bedroom being particularly large in size. A contemporary three piece bathroom suite serves all three bedrooms.

Externally to the front the property offers off road parking for multiple vehicles. To the rear there is a generous rear private South Westerly garden with a raised decked area, fenced boundaries and mature borders.

### **DIRECTIONS**

M20 1FN

### **ENTRANCE HALLWAY**

4'4 (1.32m) x 14'8 (4.47m)

### **LIVING/DINING ROOM**

17'0 (5.18m) x 16'7 (5.05m)

### **KITCHEN**

19'9 (6.02m) x 7'8 (2.34m)

### **DOWNSTAIRS WC**

9'8 (2.95m) x 3'11 (1.19m)

### **BEDROOM 1**

11'9 (3.58m) x 12'10 (3.91m)

### **BEDROOM 2**

11'9 (3.58m) x 10'4 (3.15m)

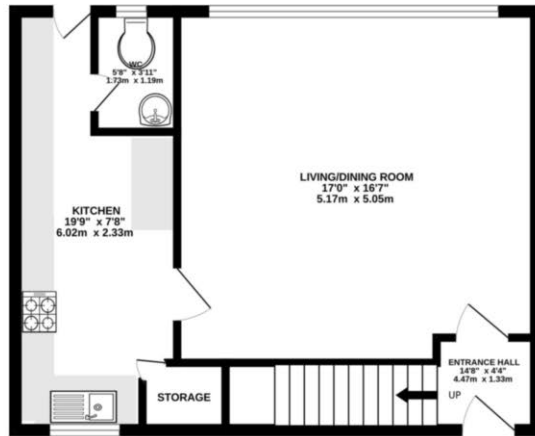
### **BEDROOM 3**

7'9 (2.36m) x 9'7 (2.92m)

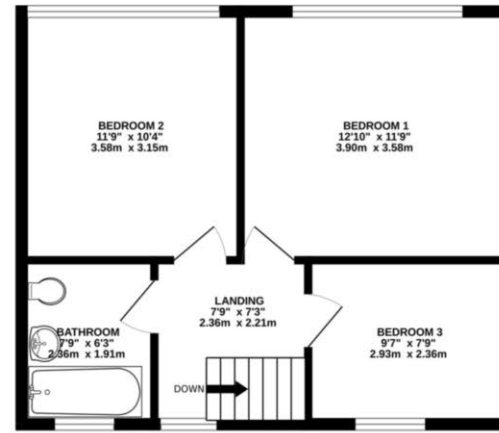
### **BATHROOM**

7'9 (2.36m) x 6'3 (1.91m)

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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