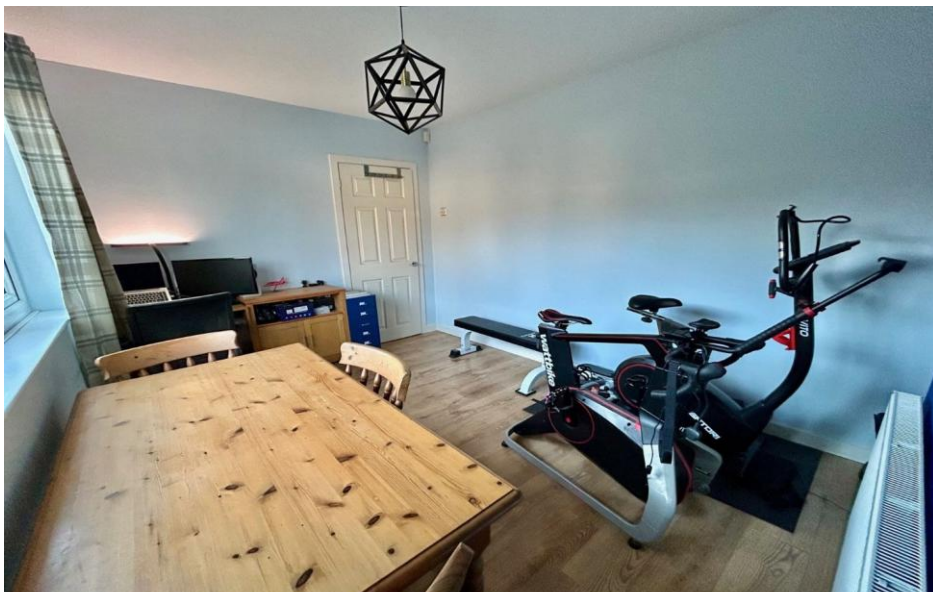




**GASCOIGNE
HALMAN**

Meltham Avenue, Withington
£350,000.00

THE AREA'S LEADING ESTATE AGENCY



A well-presented and spacious three bedroom semi detached property. Boasting an immaculate finish throughout and befitting from being located only moments from the ever popular Burton Road and Withington Village with their arrays of excellent transport links, independent shops, bars and restaurants. This property is ideal for first time buyers and comes with off road parking and a private rear, generous garden.

Property details

- A Well-Presented Semi-Detached Family Home Located Close to Burton Road and Withington Villages
- Two Spacious Reception Rooms and a Modern Fitted Kitchen
- Three Generous Bedrooms and a Modern Fitted Shower Room
- Off Road Parking and a Well Maintained Private Rear Garden
- Internal Viewing Highly Recommended to Appreciate the Accommodation of Offer
- Close to Local Amenities, Reputable Schools and Excellent Transport Links



About this property

Internally the accommodation comprises of; welcoming entrance hallway with useful under stairs storage. A large front dining room with a separate living room to the rear of the property which overlooks the garden. A modern fitted kitchen with access to the rear garden completes the ground floor.

To the first floor there are three bedrooms with two excellent sized double bedrooms. A shower room and separate W/C serves all three bedrooms.

To the front of the property there is off road parking with a lawned area and access gate leading to the rear garden. The rear garden is mainly laid to lawn with patio area and a decked area perfect for Al fresco dining.

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.







DIRECTIONS

M20 1FE

COUNCIL TAX BAND

A

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

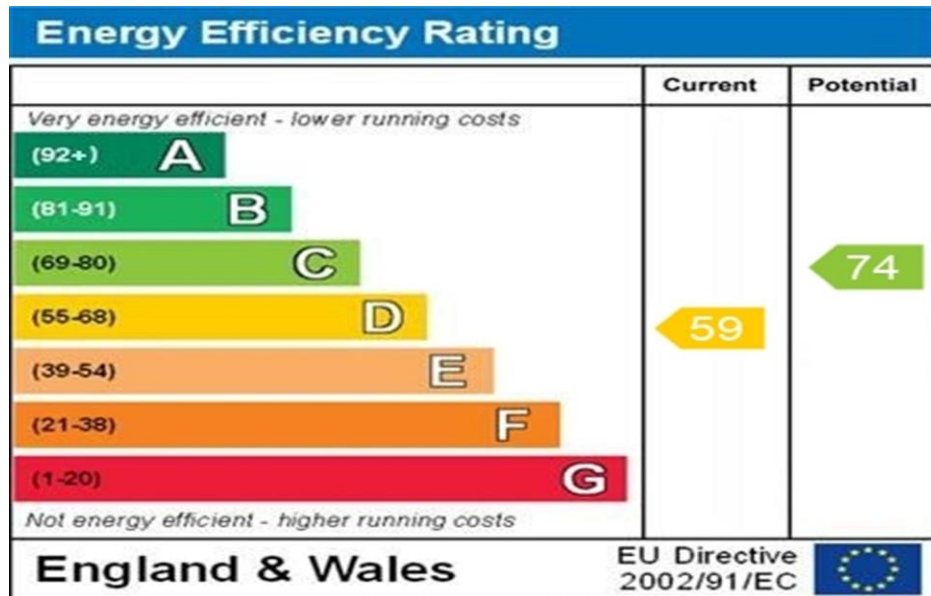
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

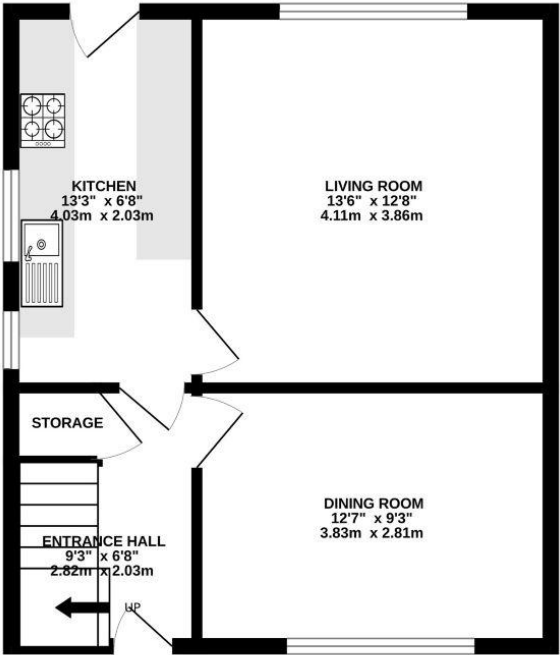
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

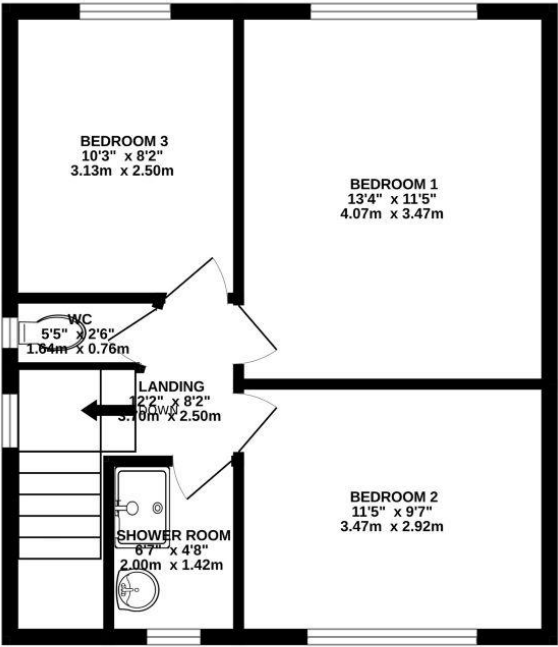
No

NOTICE Gascoigne Halman 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 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 Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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THE AREA'S LEADING ESTATE AGENCY

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