



*jordan fishwick*

WITHINGTON  
Fairholme Road





## Fairholme Road, Withington, M20 4SB

Guide Price £365,000



### The Property

A traditional, THREE DOUBLE BEDROOM, bay fronted semi detached property, with a LARGE WESTERLY FACING GARDEN, and a convenient location, being within EASY REACH of Ladybarn Park & the villages of both Withington and Didsbury. The well-planned accommodation includes an entrance hall with WC off, bay fronted dining room, separate lounge overlooking the rear garden, fitted kitchen extending to 18ft, 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 and the generous enclosed rear garden with two useful timber storage sheds. The property also has a C4 HMO Lawful Use Certificate available. \* No Onward Chain \*

### Directions

### M20 4SB





- Traditional bay fronted semi detached
- Three double bedrooms
- Two separate reception rooms
- Fitted kitchen extending to 18ft
- Large Westerly facing garden
- Driveway & two useful garden sheds
- uPVC double glazing
- Gas central heating (Boiler fitted in 2024)
- Close to both Withington & Didsbury
- No Onward Chain

**Postcode** - M20 4SB

**EPC Rating** - C

**Floor Area** - 983.00 sq ft

**Local Authority** - Manchester City Council

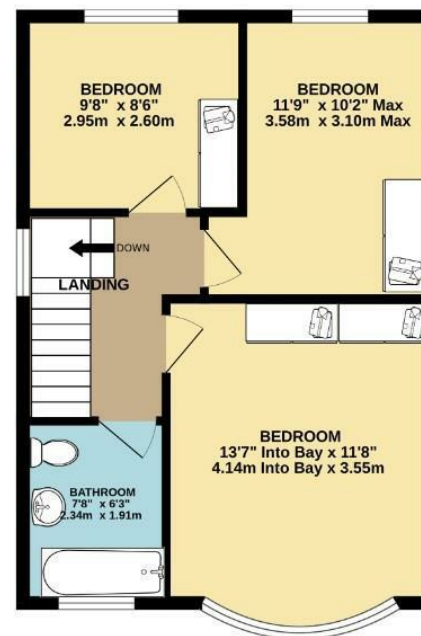
**Council Tax** - C



GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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