

101 Georgia Avenue, West Didsbury, Manchester, M20 1LY



JP & Brimelow
ESTATE AGENTS

Offers In The Region Of £400,000




VIDEO TOUR AVAILABLE A well-presented & delightful, THREE DOUBLE BEDROOM, townhouse situated in a highly sought-after location here in West Didsbury. Located within walking distance to Burton Road with its stylish shops, independent restaurants and bars as well as excellent transport links to both Manchester City and Manchester International airport. In brief this modern property comprises; an entrance hallway which has access into the garage, a study to the rear aspect with patio door allowing access out into the rear garden and a three-piece shower room to the ground floor. To the first floor there is a landing are two good sized bedrooms one benefitting from built in storage and a balcony. A white four-piece bathroom suite completes this floor. To the second floor there is a large, modern open plan fully fitted kitchen and large useful storage cupboard which completes this fabulous home. The property benefits from gas fired central heating, high ceilings, a driveway providing off road parking, a large useful garage and a rear enclosed garden. OFFERED WITH NO VENDOR CHAIN.



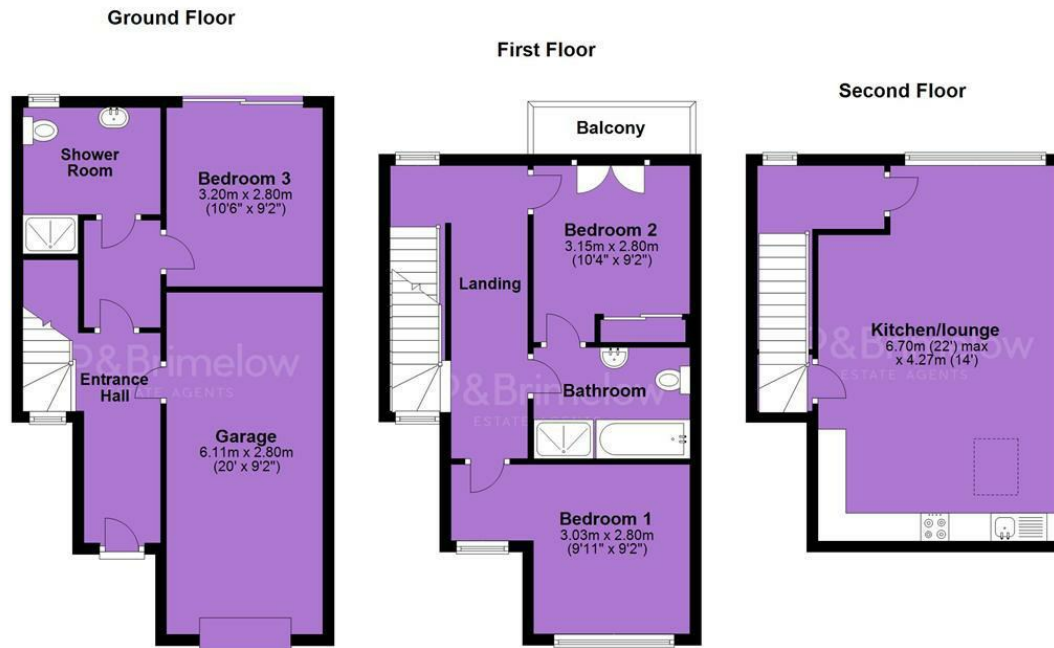


EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



Tenure: **Freehold** Council Tax Band: **E**



JP & Brimelow Estate Agents Ltd
 430 Barlow Moor Road, Manchester, M21 8AD
 Tel: 0161 8822233
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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