

20 Delaine Road, Withington, Manchester, M20 4QP



**JP&Brimelow**  
ESTATE AGENTS





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully presented and tastefully extended FOUR BEDROOM bay fronted semi-detached property.

Situated in the heart of vibrant Withington positioned off Alan Road with fantastic transport links taking you directly into Manchester city centre on Wilmslow Road. Nearby to several parks on Fog Lane or Ladybarn Park providing open space for running, walks and Ladybarn train station is closeby.

The well-planned accommodation consists; a porch, a three-piece downstairs shower room, a welcoming hallway leading to a lounge with a bay window to the front aspect, an impressive open plan hand made/bespoke kitchen/breakfast/living/dining room with access out into the rear enclosed garden and a useful utility/ larder housing the Worcester combi boiler.

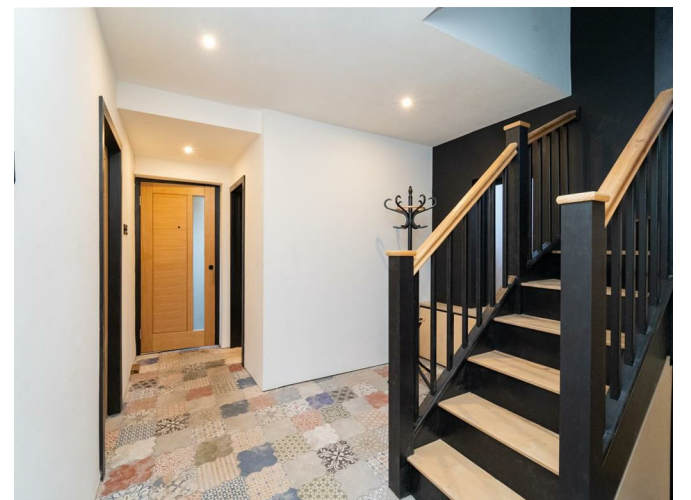
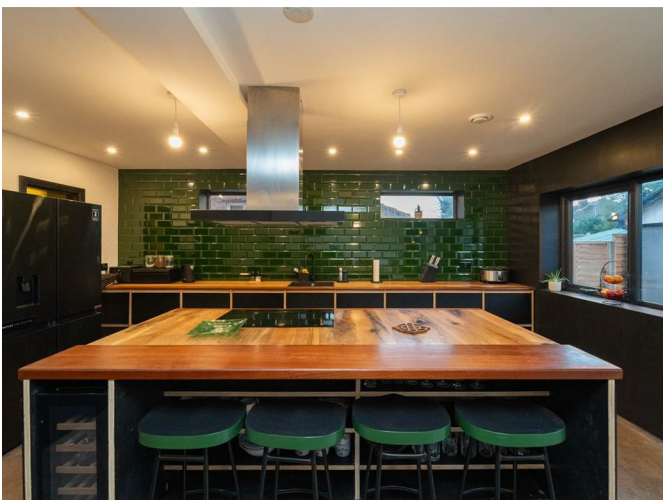
Whilst to the first floor you will find three generously sized double bedrooms and a fourth bedroom to the front aspect and a stunning four-piece family bathroom.

This property benefits from UFH heating to the ground and first floor, MVHR system, the kitchen benefits from Hob2Hood technology and two AEG ovens, rear enclosed garden with a useful detached garage and potential for a driveway to the front aspect.

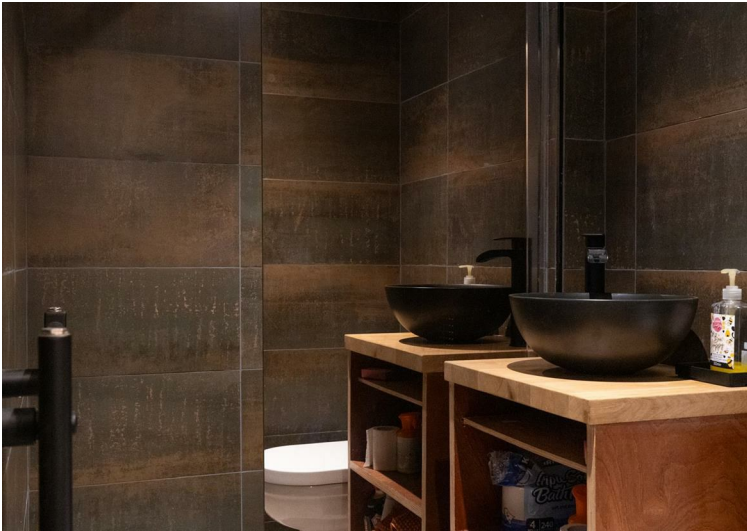
Located in Withington, this property is within easy reach of local amenities, including shops, cafes, and excellent schools. The area is well-served by public transport, providing a quick and easy commute in to Manchester or Manchester International Airport. OFFERED WITH NO VENDOR CHAIN.

£500,000

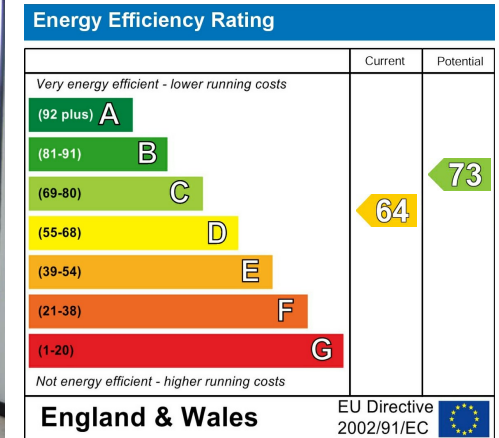








## EPC Chart



Tenure: Freehold Council Tax Band: C



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