

16 Hazelbank Avenue, Withington, Manchester, M20 3ES



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £300,000

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VIDEO TOUR AVAILABLE An attractive and delightful, TWO DOUBLE BEDROOM, mid terrace property, situated close to the centre of Withington off Mauldeth Road West. Close by to Withington Baths and leisure centre, Burton Road, Wilmslow Road and West Didsbury with their array of independent shops, cafes and restaurants. Fantastic transport links close by giving direct access into Manchester city centre and Manchester international airport. In brief the well-planned accommodation consists of; an entrance hall, a good-sized lounge to the front aspect completes with stripped and varnished floor boards and an original feature fire place, a dining room which has views out into the rear enclosed garden, useful under stairs storage and a fitted kitchen with views and access out into the rear garden completing this floor. To the first floor the landing reveals two well proportioned bedrooms and a white four-piece bathroom suite completing this lovely home. The property benefits from gas fired central heating, high ceilings throughout, and a rear enclosed garden.





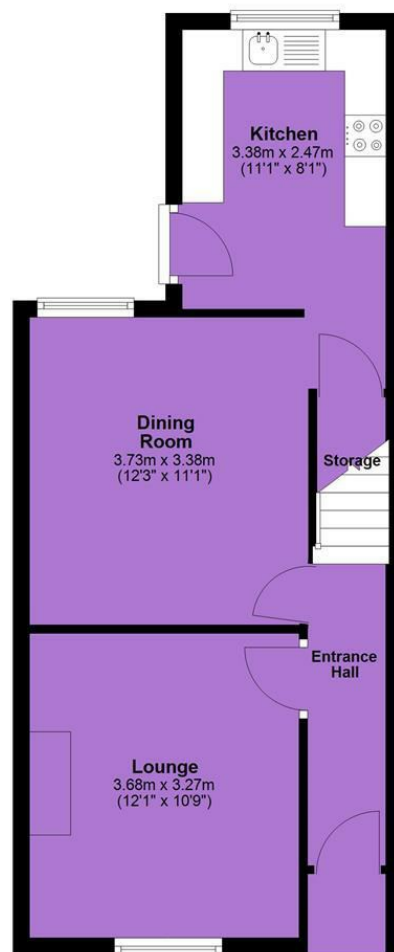
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



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