

7 Pytha Fold Road, Withington, Manchester, M20 4UH



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £300,000

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VIDEO TOUR AVAILABLE A well-presented THREE BEDROOM semi-detached property, off Parkville Road in Withington. Just a short walk from Withington Village, benefitting from excellent transport links into Manchester city centre, local cafés, shops, and parks. This well-planned accommodation consists of a hallway, a lounge/diner, a fitted kitchen through to a useful utility room, downstairs W.C and a conservatory opening to the rear lawned garden, completing this floor. To the first floor the landing leads to three bedrooms and a three-piece family bathroom suite. The home benefits from gas fired-central heating, a good-sized driveway providing off road parking and a rear enclosed garden. A great opportunity for a well-connected South Manchester location. Located nearby to both Fog Lane Park and LadyBarn Park.





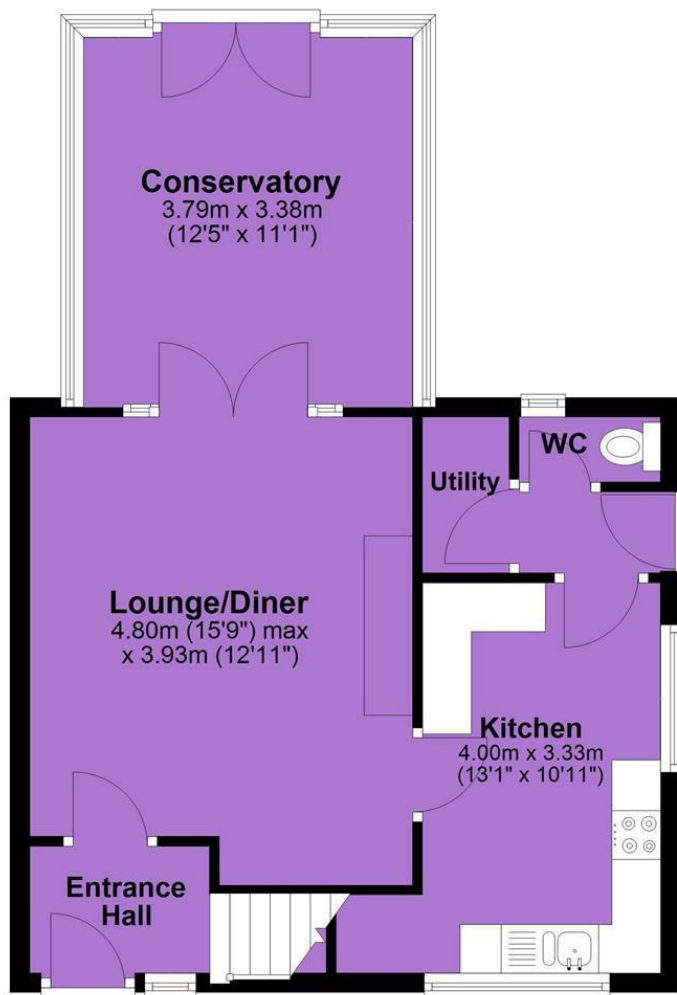
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



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