



**Melbury Avenue, Didsbury, Manchester, M20**

**Offers Over: £300,000**

*Freehold*



## Melbury Avenue, Didsbury, Manchester, M20

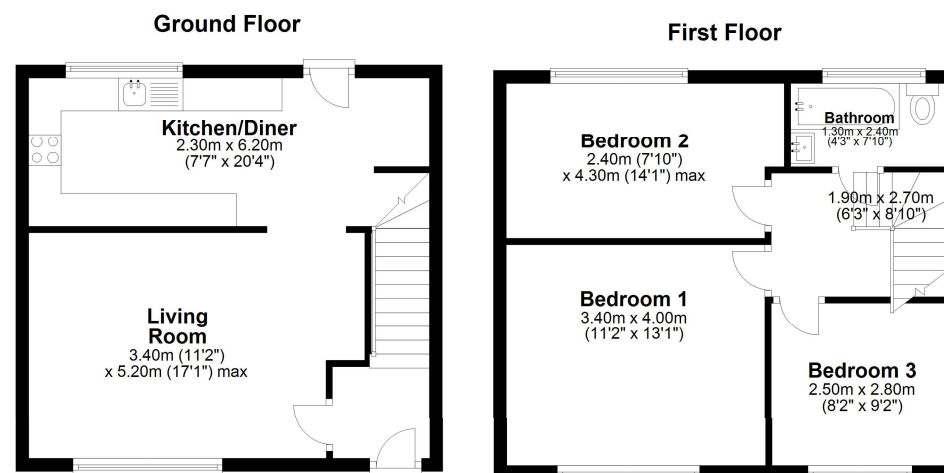
A brilliant opportunity to purchase a well presented THREE BEDROOM mid terrace home on Melbury Avenue. Offered with NO ONWARD CHAIN this home is a perfect purchase for growing families, first time buyers or professionals.

The property comprises; entrance hall, spacious living room and a modern fitted kitchen diner to the ground floor. The first floor there are THREE bedrooms and modern fitted white bathroom suite.

Externally there is a fantastic size garden to the rear with the majority laid to lawn.

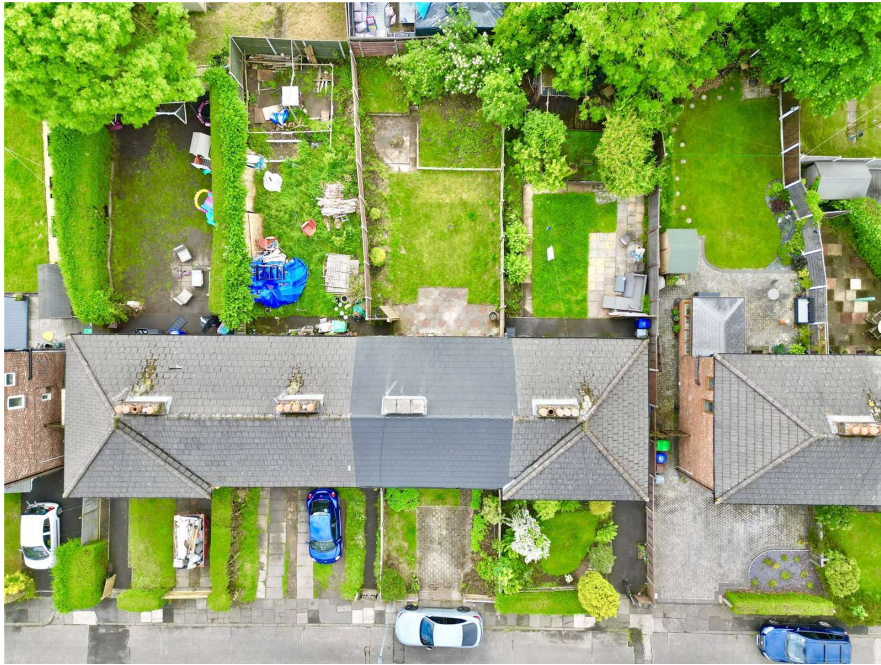
Melbury Avenue is ideally located close to popular schooling, access to transport links including the Metrolink and motorway networks, within walking distance to Fog Lane Park and close to both Didsbury Village and Withington centre. Didsbury and Withington offer an abundance of shops, eateries and local businesses.

- Freehold
- EPC Grade D
- Council Tax Band A









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.