



**Gainsborough Avenue, Withington, Manchester,  
M20**

**Offers Over: £375,000**

*Freehold*



# Gainsborough Avenue, Withington, Manchester, M20

Situated in a quiet cul-de-sac location is this well presented THREE bedroom Semi- Detached Home. Within easy reach of Withington and Didsbury Villages and popular schooling this is a perfect family home.

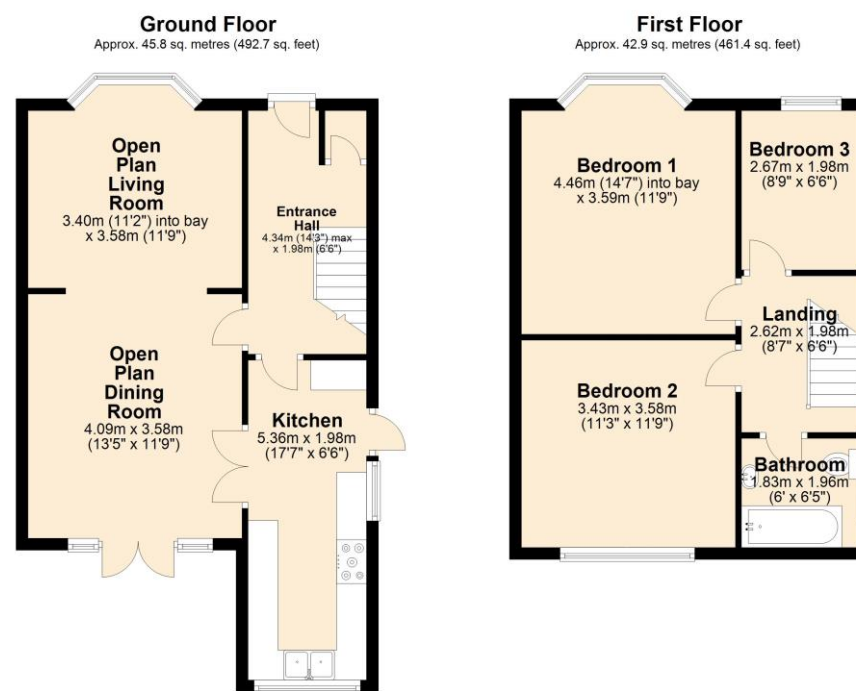
Gainsborough Avenue is situated within easy reach of an abundance of amenities including the Metrolink, Fog Lane Park, an array of shops, restaurants as well as being zoned for popular schooling.

The property in brief comprises; a spacious entrance hall with fitted storage, the open plan reception space is split into living and dining areas and is lit via a bay window to the front and patio doors to the rear. There are double doors leading to the kitchen which is fitted with a modern range of base and eye level units with roll top work surfaces over and space for free standing appliances.

The first floor is home to THREE bedrooms, two of which are fantastic size doubles. The family bathroom is fitted with a contemporary three piece bathroom suite.

Externally to the front there is gated access to a driveway providing off road parking and access to a garage with up and over door. To the rear there is a private enclosed garden with the majority laid to lawn, raised flower beds with mature and flowering plants inset and paved patio which provides ample space for outdoor dining.

- Freehold
- EPC Grade C
- Council Tax Band C



Total area: approx. 88.6 sq. metres (954.1 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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.