

22 Brayton Avenue, Didsbury Park, Manchester, M20 5LP



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VIDEO TOUR AVAILABLE A charming and beautifully kept, THREE BEDROOM, semi-detached property. This extended home is located on a quiet, leafy residential road in Didsbury Park.

Situated in a fantastic location with transport links, an array of amenities, bars and restaurants all close by, a short walk to both Didsbury Park and Fletcher Moss, and with both primary and secondary schools just a short distance away.

In brief this delightful property consists of; an entrance hall with a three piece shower room and storage cupboard, a family room with bay window to the front aspect, a good sized lounge with views and access out into the rear South facing garden, a fitted kitchen which opens to the dining area where you can find access into the large garage.

Stairs leading to the first-floor landing reveal two double bedrooms, an additional bedroom, a study, and a white three-piece bathroom suite.

The property benefits from gas fired central heating, high ceilings, picture railings, a useful storage garage, a driveway, and a rear enclosed garden.

£625,000





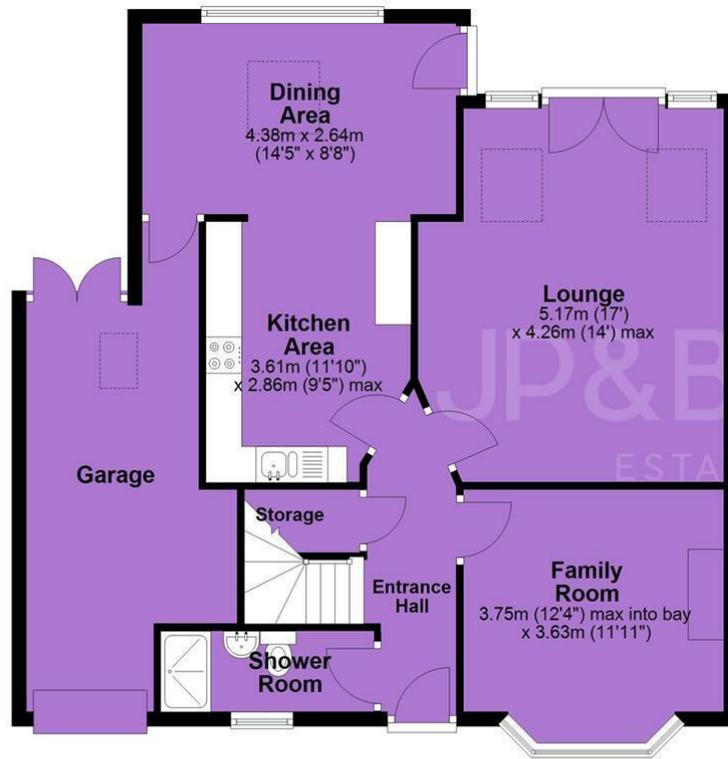
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(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: D

Ground Floor



First Floor



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