



*jordan* fishwick

MANCHESTER  
Georgia Avenue





## Georgia Avenue, Manchester, M20 1LY

Offers Over £400,000



### The Property

A fantastic modern home with beautifully presented living space which extends over 910 sq ft and a great location in West Didsbury, close to the Metrolink and Burton Road with its array of caf  s, restaurants, & independent shops. Numerous other noteworthy features include a landscaped rear garden with large shed for storage, allocated parking with EV charger, two extremely generous double bedrooms with fitted wardrobes, spacious shower room and downstairs WC, lovely living room with French doors opening to the rear garden and open staircase to the first floor, separate dining area and a comprehensively fitted kitchen. In addition, the property benefits from uPVC double glazing and gas central heating.

### Directions

M20 1LY





- Superb modern home over 910 sq ft
- Two generous double bedrooms
- Spacious shower room and downstairs WC
- Lovely living room with open staircase & french doors
- Separate kitchen & dining area
- Comprehensively fitted kitchen
- Ideal West Didsbury location
- Allocated parking with EV charger
- uPVC double glazing & GCH
- Landscaped rear garden

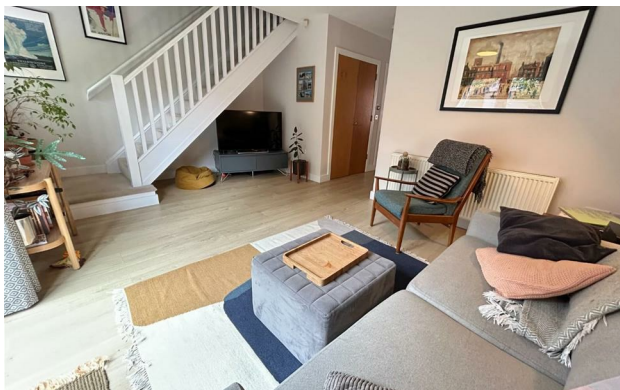
**Postcode** - M20 1LY

**EPC Rating** - C

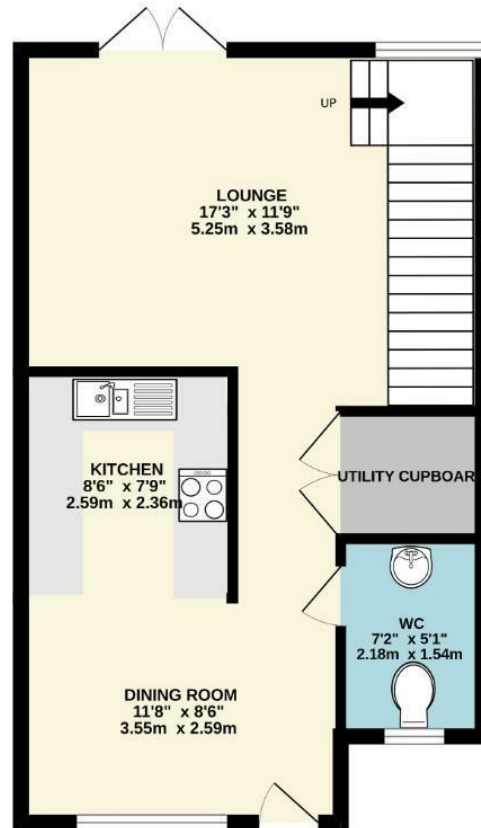
**Floor Area** - 914.00 sq ft

**Local Authority** - Manchester City Council

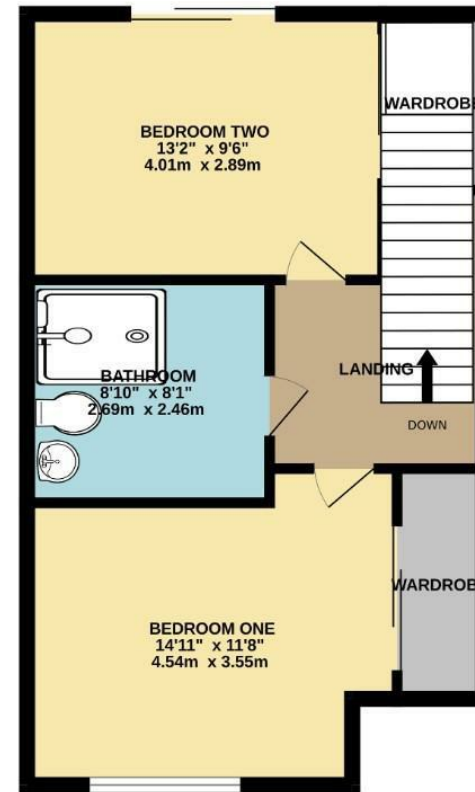
**Council Tax** - D



GROUND FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

757-759 Wilmslow Road, Didsbury Village, Manchester

0161 445 4480

didsbury@jordanfishwick.co.uk  
www.jordanfishwick.co.uk