



jordan fishwick

MANCHESTER
Georgia Avenue



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 cafés, 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



**Georgia Avenue,
Manchester, M20 1LY**

Offers Over £400,000



- 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

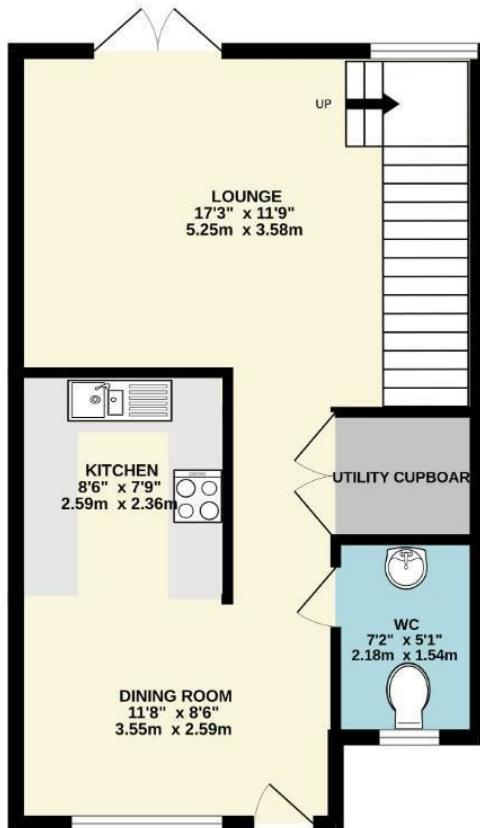
Floor Area - 914.00 sq ft

Local Authority - Manchester City Council

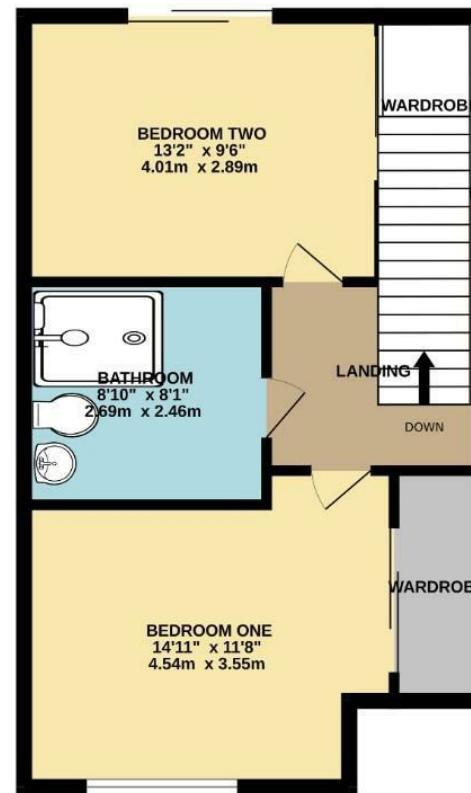
Council Tax - D



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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