

40 Westcroft Road, Withington, Manchester, M20 6EF



JP&Brimelow
ESTATE AGENTS

Offers Over £350,000

 3  1  2  C

VIDEO TOUR AVAILABLE A beautifully presented THREE-BEDROOM semi-detached property, situated just off Parrswood Road in Withington. The property is just a short walk from Didsbury Village, benefitting from excellent transport links into Manchester city centre, as well as a fantastic selection of local cafés, shops and parks. This well-planned accommodation comprises a welcoming hallway, an impressive open-plan lounge/diner with a bay window overlooking the front aspect, a feature fireplace and patio doors opening onto the rear enclosed lawned garden. The dining area opens into a modern, fully fitted kitchen, completing this floor. To the first floor, the landing leads to three bedrooms, a two-piece family bathroom suite and a separate W.C. The home further features gas-fired central heating, a good-sized driveway providing off-road parking and a rear enclosed lawned garden. An excellent opportunity in a well-connected South Manchester location, situated nearby to both Fog Lane Park and Didsbury Park. Early viewing highly recommended to appreciate this stunning accommodation.





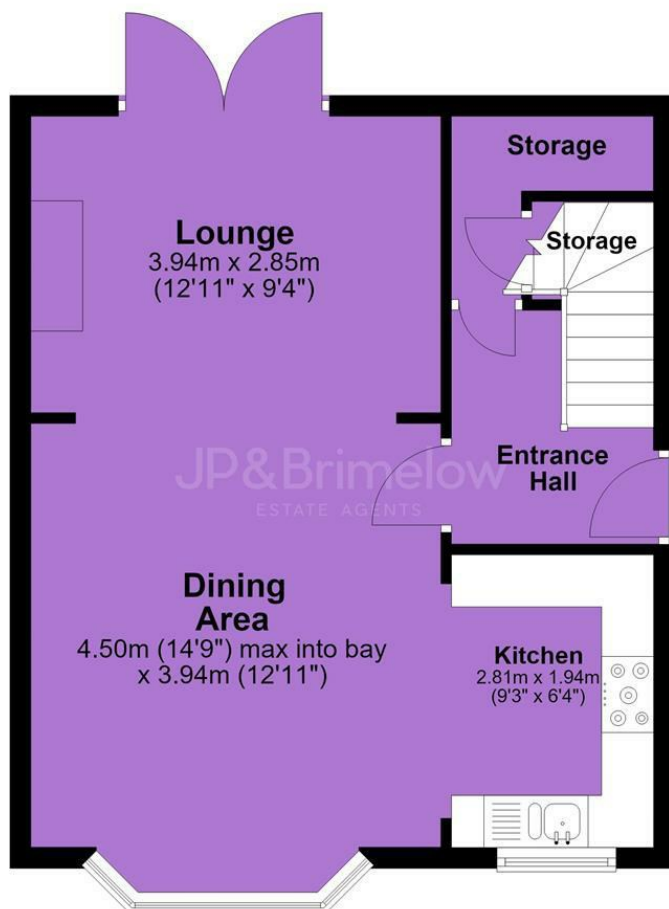
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	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 	

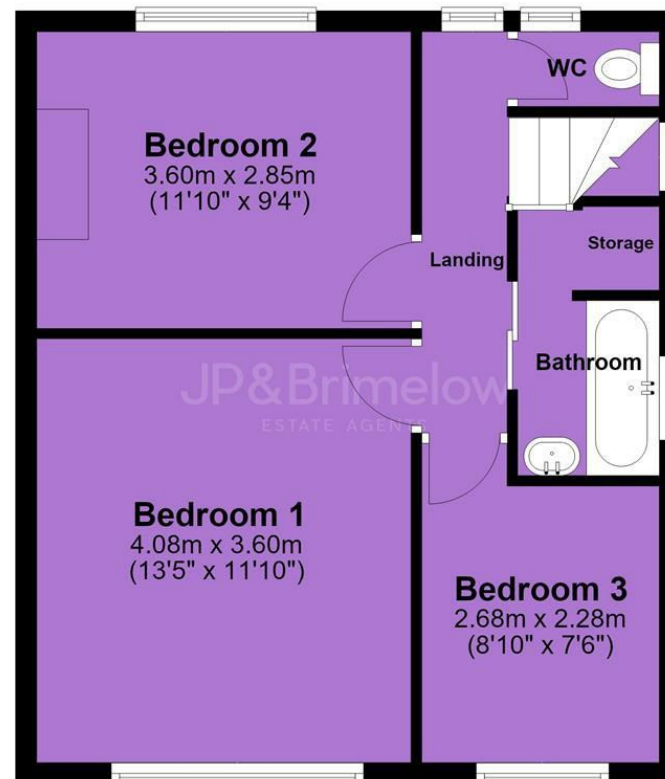


Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



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