



50 Golborne Avenue, Withington  
Manchester

£315,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY







# 50 Golborne Avenue

Withington, Manchester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A Well Presented and Spacious End Terrace Property
- Large Living Room and Modern Fitted Kitchen
- Three Good Sized Bedrooms and a Contemporary Bathroom Suite
- Located on a Corner Plot with Gardens to Three Sides
- Located Close to Withington Village, Burton Road and Excellent Transport Links
- Offered to the Market with No Vendor Chain





# 50 Golborne Avenue

Withington, Manchester

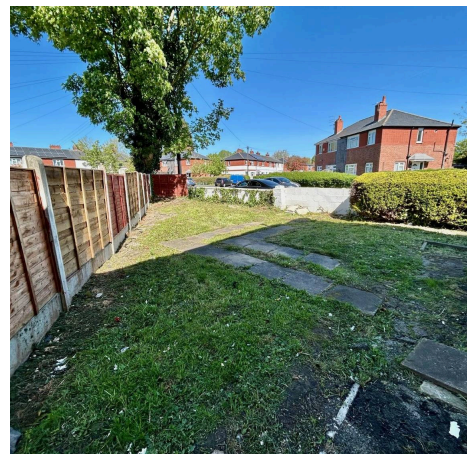
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre is located on along Wilmslow Road, offers more than adequate shopping facilities for everyday requirements. Mauldeth Road railway station nearby, provides commuter services to Manchester City centre and Manchester International Airport. Withington is ideally situated for ease of access to both University and hospital complexes at The Christie and Manchester Royal Infirmary. Schools and recreational facilities in the area are good.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92+)	A		Very environmentally friendly - lower CO <sub>2</sub> emissions	(92+)	A	
(81-91)	B		86	(91-91)	B		85
(65-80)	C		71	(80-89)	C		69
(55-64)	D			(55-64)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, England, Scotland & Wales				England, England, Scotland & Wales			



## 50 Golborne Avenue

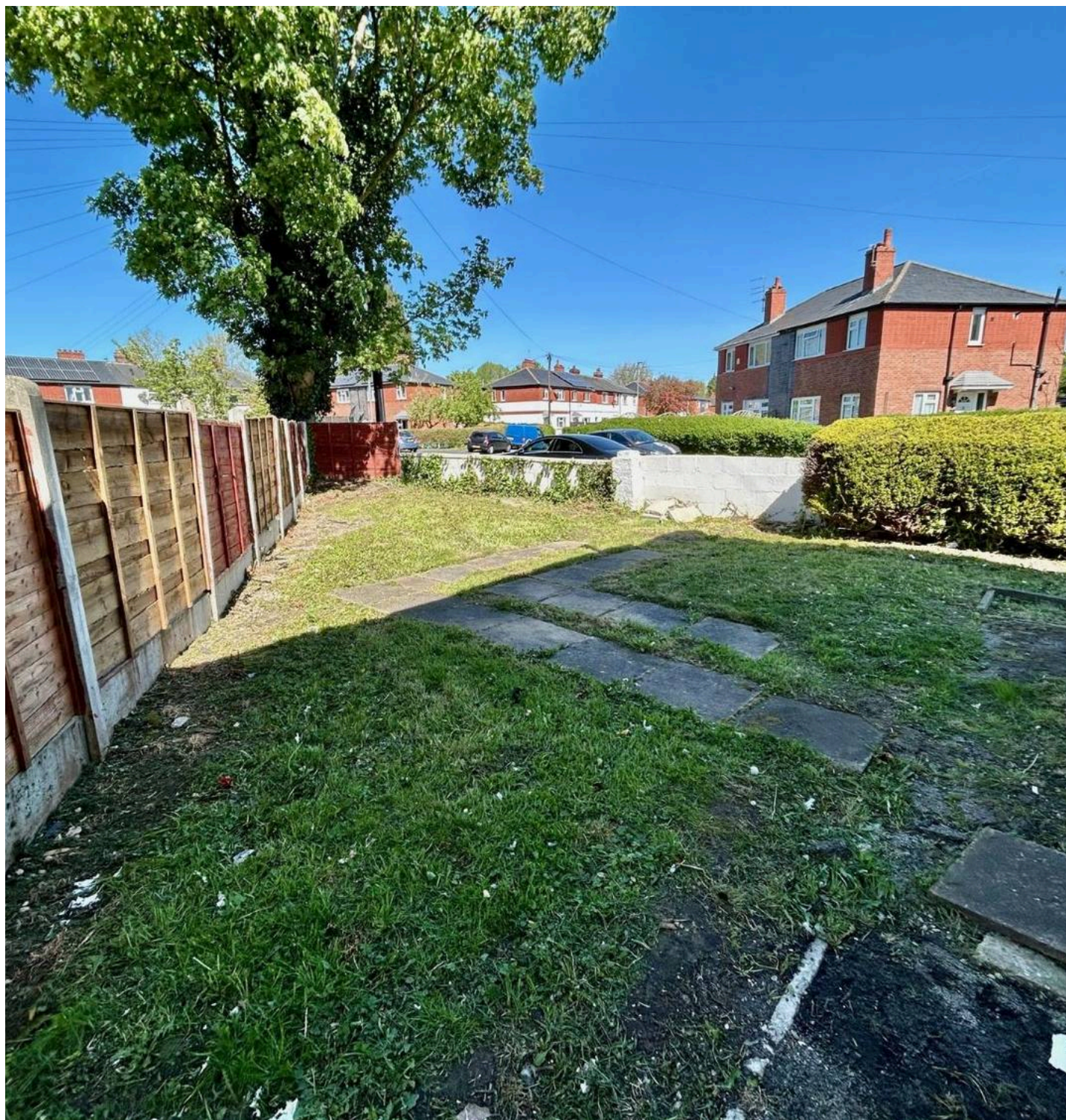
Withington, Manchester

A well presented and spacious three bedroom semi detached property. Boasting an immaculate finish throughout and befitting from being located only moments from the ever popular Burton Road and Withington Village with their arrays of excellent transport links, independent shops, bars and restaurants. This property is ideal for first time buyers and is situated on an attractive corner plot with gardens to all three sides. Offered to the market with No Vendor Chain.

Internally the accommodation comprises of; entrance hallway. A large living/dining room which overlooks the garden. A modern fitted kitchen with access to the rear garden. A useful storage cupboard and downstairs W/C complete the ground floor.

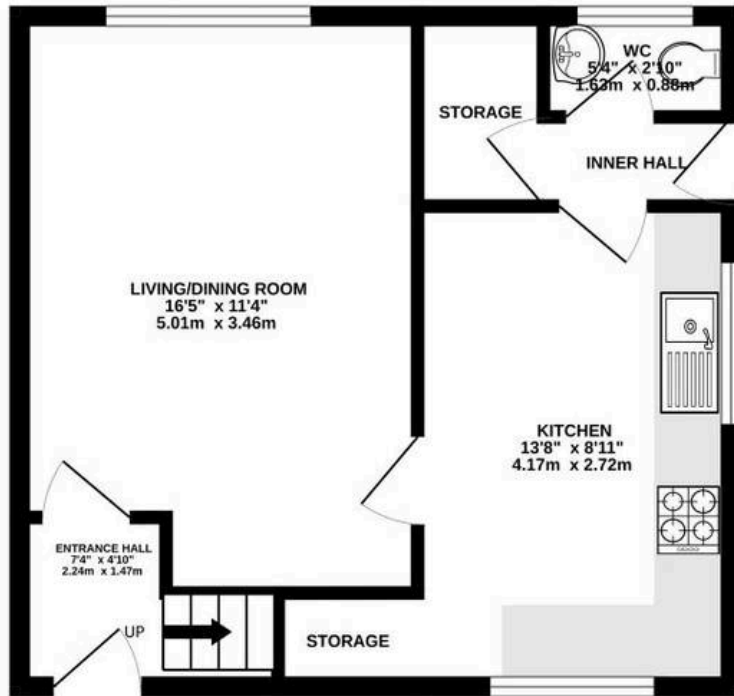
To the first floor there are three bedrooms with two excellent sized double bedrooms. A fitted three piece bathroom suite serves all three bedrooms.

The property is located on a corner plot with gardens to three sides, you approach the property via a gated entrance. Offered to the market with No Vendor Chain.

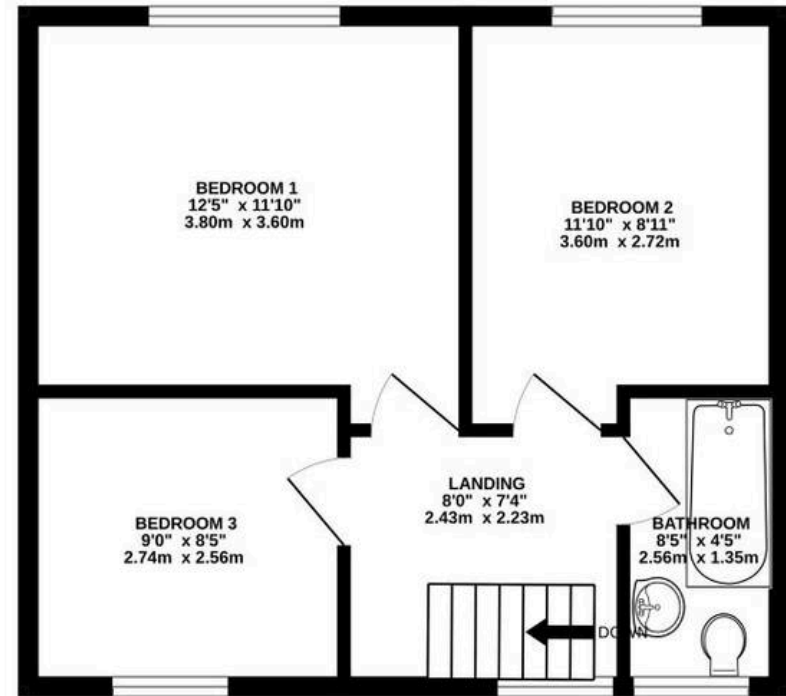




GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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