

jordan fishwick

**WITHINGTON**
Brynden Avenue



# Brynden Avenue, Withington, M20 4UE

£325,000







## The Property

An immaculately presented and well proportioned three bedroom semi detached property. The property benefits from a spacious living room, modern fitted kitchen along with three good sized bedrooms, and a modern family bathroom. Off road parking to the front with a good sized private rear garden. Situated within a popular residential location on a quiet cul-de-sac this well presented three bedroom semi detached property must be viewed to appreciate the accommodation on offer. To the ground floor level the accommodation comprises:- a welcoming entrance hallway, spacious through living room, a modern fitted kitchen with built in appliances, W/C and bathroom. To the first floor master bedroom with twin aspects, two further two good sized bedrooms. Outside to the front of the property there is a paved driveway with off road parking for multiple vehicles, lawned garden. Secure gated access that leads to the superb South Easterly facing private rear garden with paved sitting areas, fenced boundaries and decked area ideal for summer entertaining.

## Directions

M20 4UE



- Semi detached house
- Three double bedrooms
- Re-fitted kitchen
- Lawned gardens front & rear
- Off road parking for multiple vehicles
- Quiet residential cul de sac
- Family bathroom

Postcode - M20 4UE

EPC Rating -

Floor Area - 778.00 sq ft

Local Authority - Manchester City Council

Council Tax - A

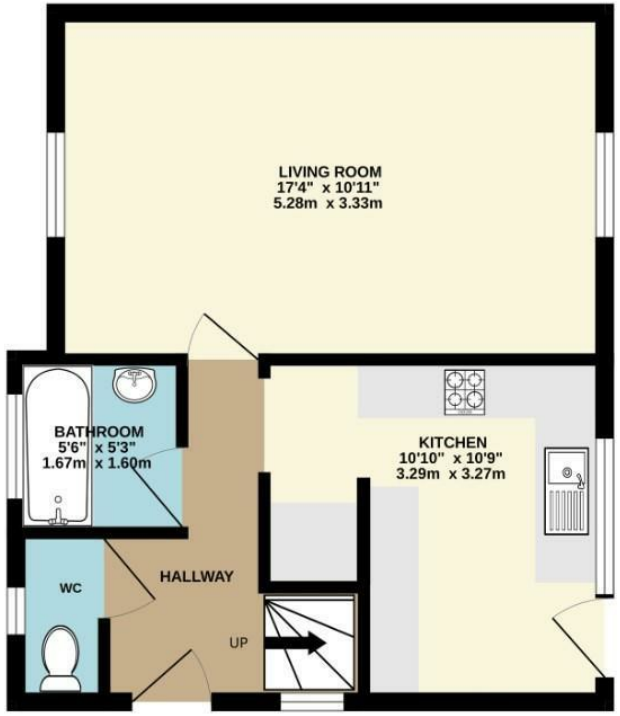




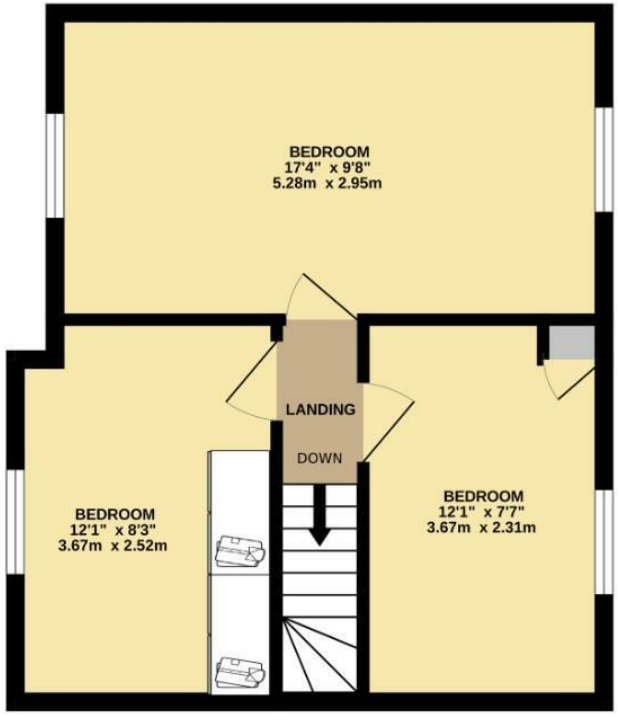




GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.




1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.




TOTAL FLOOR AREA : 778 sq.ft. (72.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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