



42 Mellington Avenue, East Didsbury

Manchester

£575,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



42 Mellington Avenue

East Didsbury, Manchester

Council Tax band: D

Tenure: Freehold

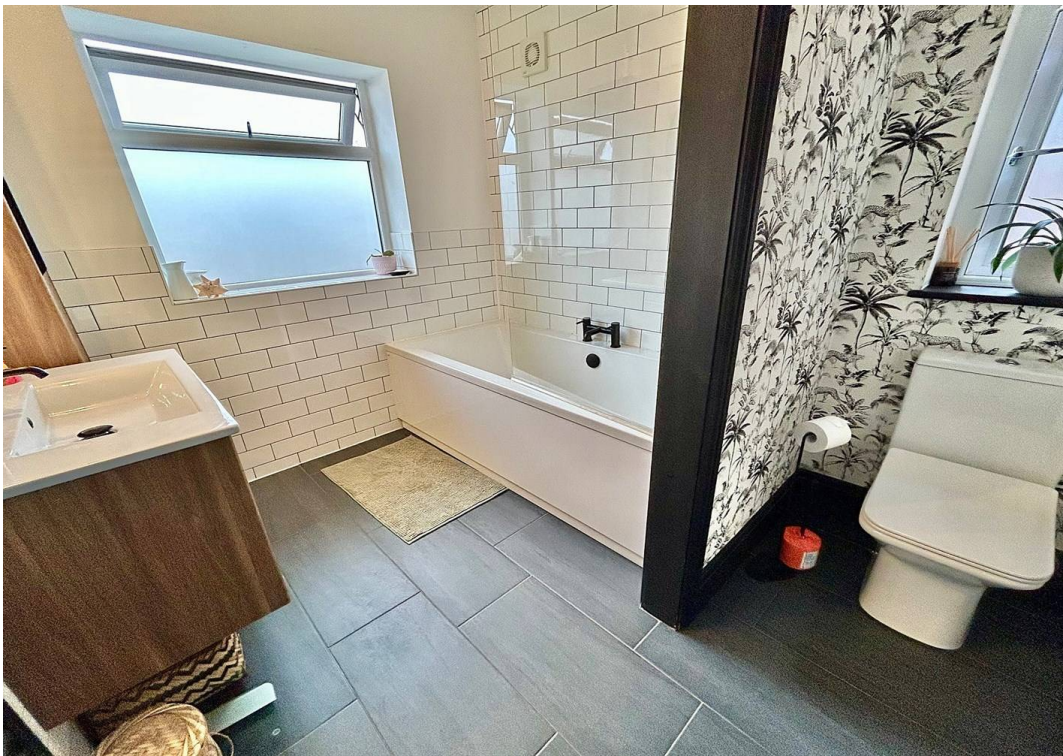
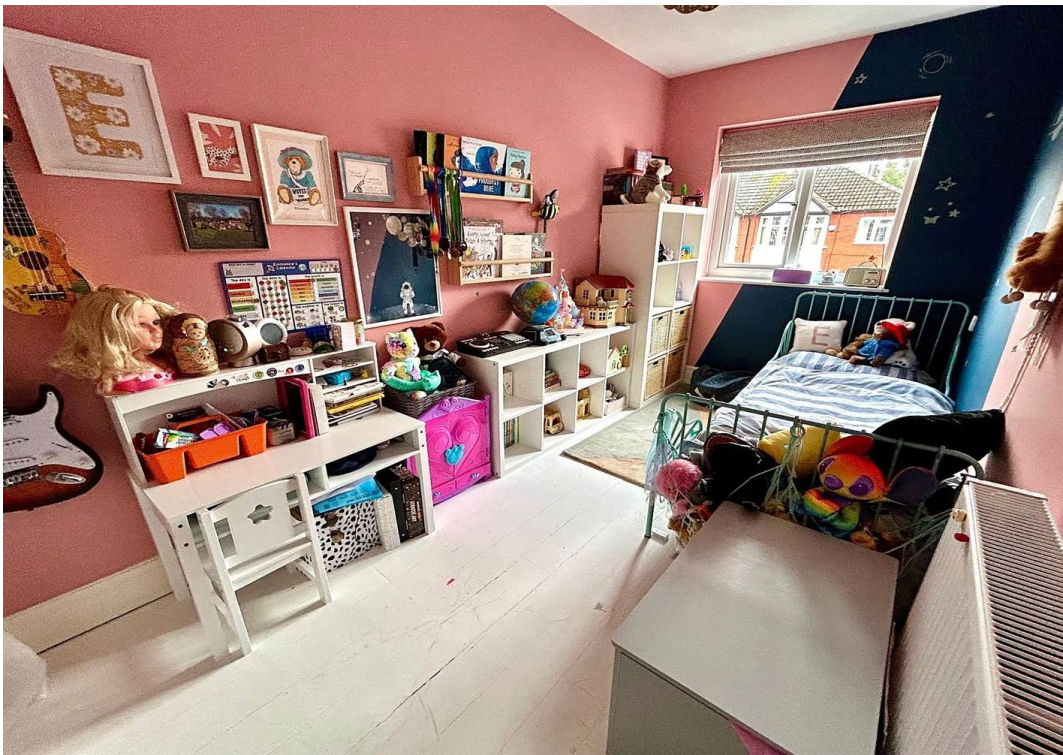
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four Bedrooms with Three Large Doubles and a Stylish Three Piece Bathroom Suite
- Two Good Sized Receptions Rooms, Fitted Kitchen and Utility Room
- Located in a Highly Sought After Residential Area, Close to Local Amenities, Excellent Transport Links and Fletcher Moss Park
- Off Road Parking and a Private Westerly Facing Garden
- A Spacious and Well Presented, Bay Fronted Semi Detached Property
- Measuring a Highly Impressive 1433 SQ FT





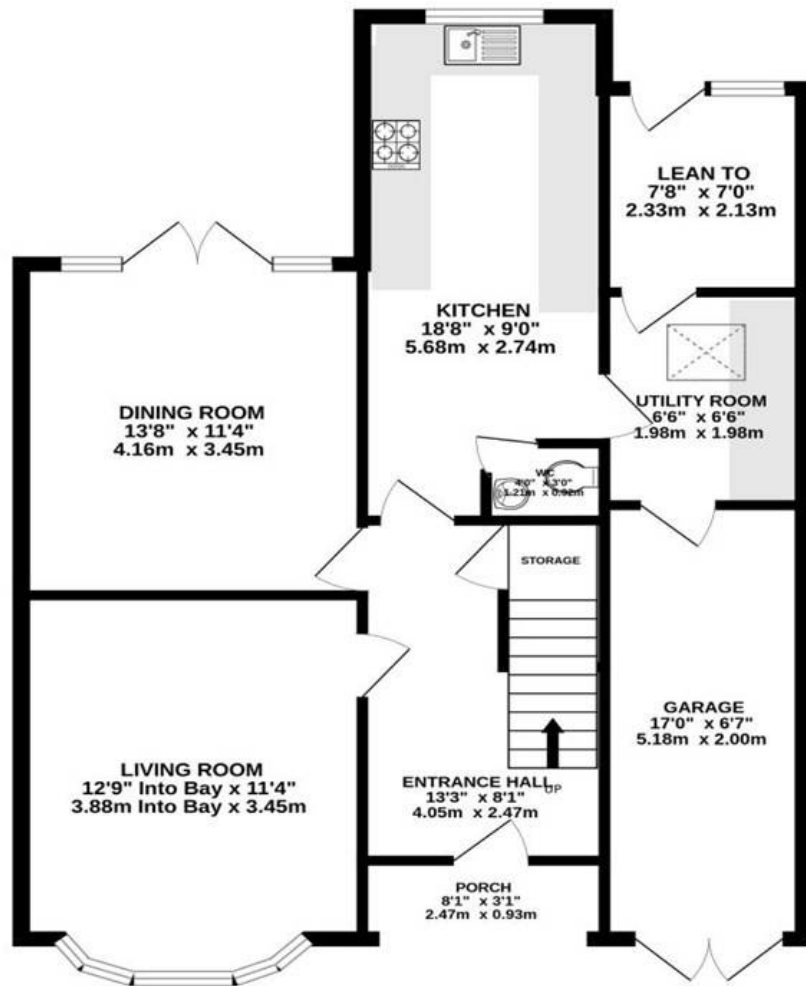


Internally the property comprises of a storm porch, entrance hallway with useful under stairs storage. A bay fronted living room with attractive blinds and a log burning stove. A rear dining room which benefits from a feature fireplace and French doors which lead to the garden. A spacious dining fitted kitchen with downstairs W/C. A large garage, utility room and lean too completes the ground floor.

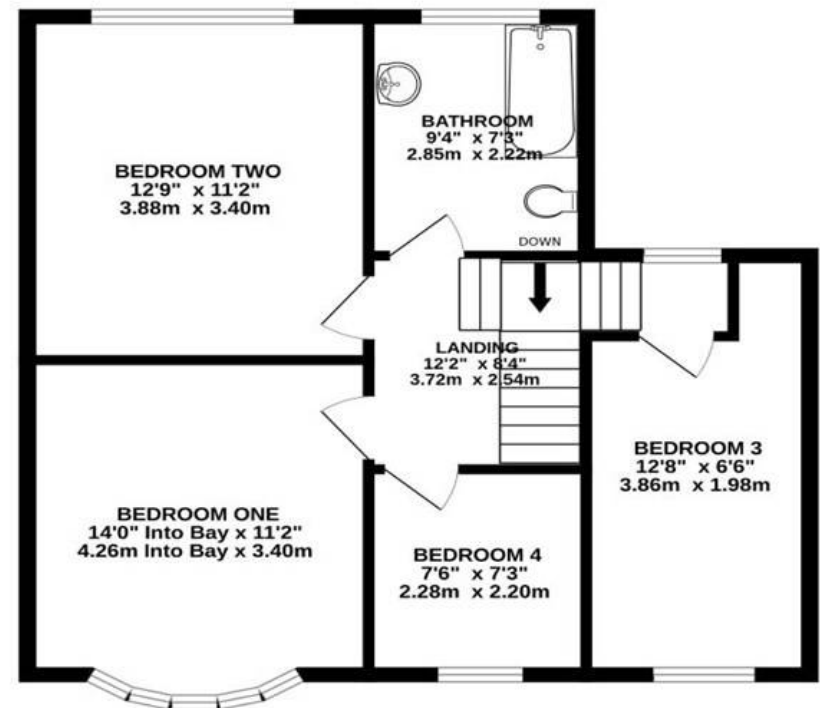
To the first floor there are four good sized bedrooms, the primary bedroom benefits from a bay fronted window, built in wardrobes and plantation shutters. Bedroom two is a double and three and four are both good sized bedrooms. A stylish three piece bathroom suite serves all four bedrooms.

Externally to the front there is off road parking for two vehicles. To the rear there is a generous Westerly facing garden with fenced boundaries and a patio area which is ideal for entertaining and Al Fresco dining.

GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1433 sq.ft. (133.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Gascoigne Halman Didsbury

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