

2 Fairlea Avenue, Didsbury, Manchester, M20 6GN



JP&Brimelow
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VIDEO TOUR AVAILABLE A stylishly presented and extended THREE BEDROOM bay fronted semi-detached home, occupying a sought-after residential position just off School Lane in Didsbury.

Ideally located with excellent transport links on the doorstep, the property offers convenient access to Manchester City Centre, Manchester Airport and Didsbury Village. Wilmslow Road is within walking distance, offering an excellent selection of popular restaurants, bars, cafés and independent shops.

The well-planned accommodation briefly comprises a porch, a welcoming entrance hallway with a downstairs W.C. To the front is a lounge featuring a bay window, while to the rear a spacious open plan dining/fitted kitchen/breakfast room provides access to the enclosed rear garden completing the ground floor.

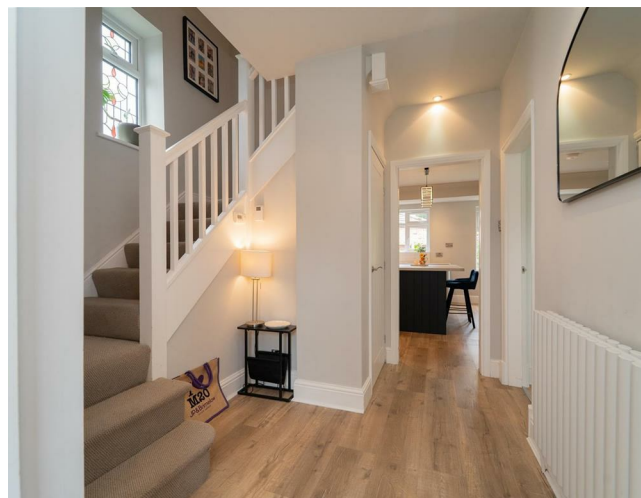
The first floor comprises a landing leading to three bedrooms, a two-piece white bathroom suite, and a separate W.C.

Externally, the property enjoys a blocked paved driveway providing off-road parking, a front lawned garden and an attractive enclosed rear garden creating an ideal space for relaxing and entertaining.

Ideally positioned close to Didsbury Park, this property enjoys easy access to its open green spaces, children's playground, and café. Wilmslow Road is just moments away, providing excellent transport links, while nearby Fletcher Moss Botanical Gardens and the River Mersey offer scenic walking, cycling, and running routes.

An internal viewing is highly recommended to fully appreciate the location, versatility and quality of accommodation this exceptional family home has to offer.

£530,000





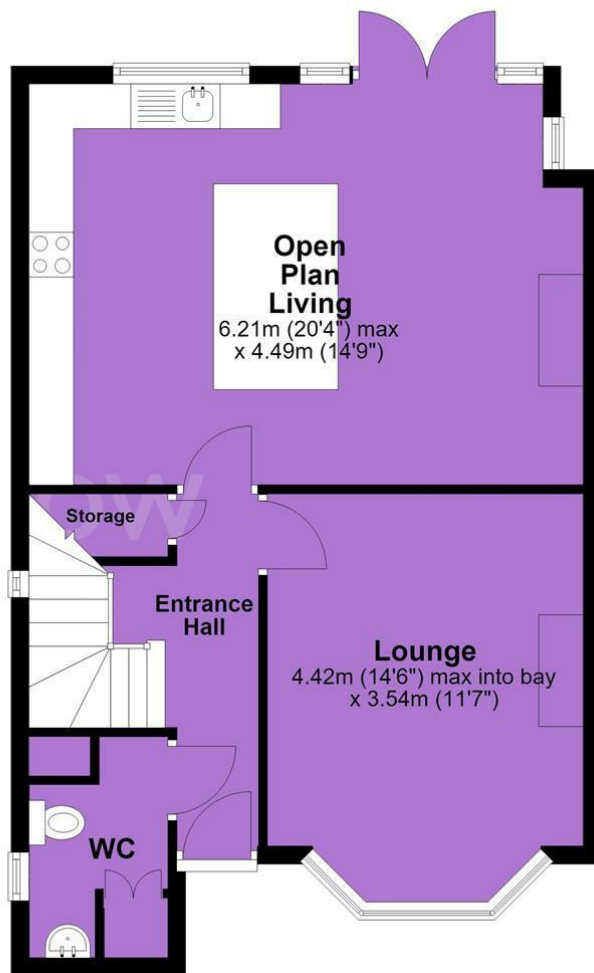
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

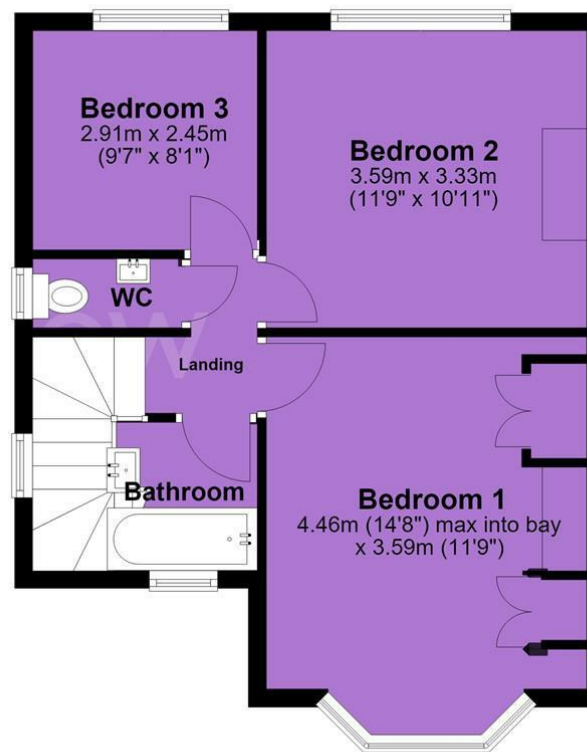


Tenure: Freehold Council Tax Band: C

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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