

7 Nuneham Avenue, Withington, Manchester, M20 4PZ



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VIDEO TOUR AVAILABLE An attractive and beautifully presented, five-bedroom, semi-detached period property, situated on a particularly sought-after residential road in Withington, just off Mauldeth Road.

Ideally located within easy reach of local amenities, highly regarded schools, universities, hospitals, and excellent transport links into Manchester's vibrant city centre, this truly exceptional home offers a rare and desirable combination of space, character, and versatility.

Extending to over 2,154 sqft and arranged across four well-proportioned floors, including a useful cellar, the accommodation briefly comprises: an entrance hall with stairs conveniently leading down to the cellar; a generously sized, front-facing lounge with a charming period feature fireplace; a spacious playroom leading through to a handy utility room and separate WC; and a contemporary, fully fitted kitchen enjoying lovely garden views and direct access out to the rear, enclosed garden.

Stairs rise to the first-floor landing, revealing three sizable double bedrooms and a stylish, white three-piece bathroom suite. The second floor offers two further good-sized bedrooms, completing this fantastic family home.

Further notable benefits include gas-fired central heating, delightful period features throughout, high ceilings, a driveway providing convenient off-road parking, and a private, peaceful rear enclosed garden.

OFFERED WITH NO ONWARD CHAIN

£725,000





EPC Chart

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



Tenure: Freehold Council Tax Band: E



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