

65 Meltham Avenue

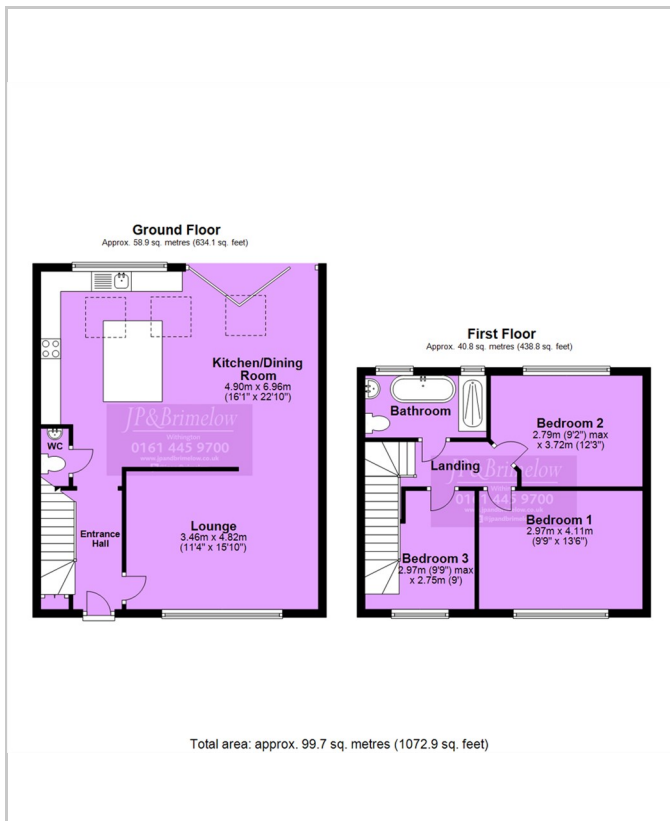
Withington, Manchester, M20 1FE

Offers In Excess Of £395,000



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Floor Plan



Please contact our Withington Office on 0161 445 9700 if you wish to arrange a viewing appointment for this property or require further information.


- FULLY RENOVATED OVER THE LAST 5 YEARS
- UPVC DOUBLE GLAZING
- PARQUET FLOORING
- DOWN STAIRS W.C
- DESIGNER RADIATORS
- MODERN BOILER WITH 5 YEAR WARRANTY
- SOUTH WEST FACING GARDEN
- OFF ROAD PARKING
- PLANTATION SHUTTERS
- SOUGHT AFTER LOCATION

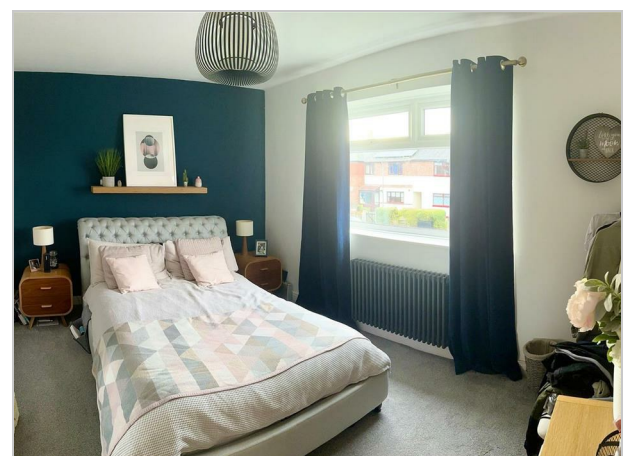
This property is in walk-in condition in one of the most sought after locations in Manchester. A stones throw away from the bustling Burton Road in West Didsbury, this 3 bed, 2 bath semi-detached property is a perfect mix of modern and character. With off road parking, original feature fireplace, parquet flooring, open plan kitchen-diner with bifold doors on to the private garden.

The house has had a full renovation. Single storey extension with bifold doors. New wiring with latest compliant metal cased fuse board, Worcester boiler still in warranty and fully serviced, downstairs toilet, new radiators throughout, new bathroom with free standing bath and premium walk in mixer shower.

It's the perfect choice for young professionals or small families.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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