



## Georgia Avenue, Manchester, M20

**£350,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 3

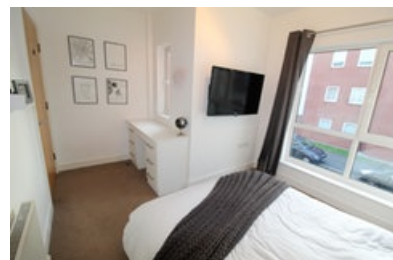
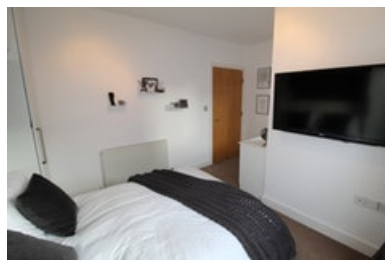
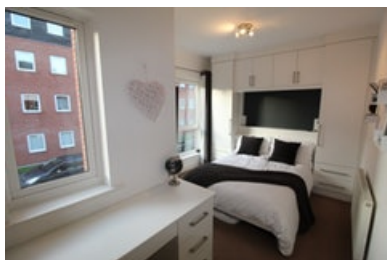
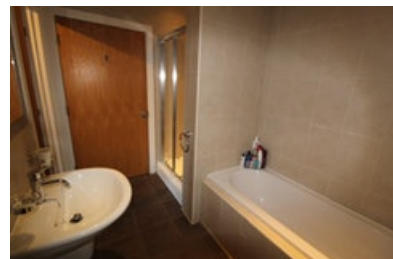
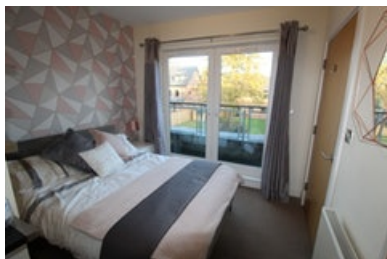
This brilliant property is well decorated and finished to a high standard throughout. Ground Floor Consisting of an integral garage, large three piece bathroom and cosy bedroom, leading out to a charming enclosed rear garden. Floor One Consisting of two double bedrooms, the master leading out

## Key features:

- Quiet Estate
- Townhouse
- Ready to Move In
- Well presented
- Sought after location
- Garage
- Ideal for Professionals
- Three Bedrooms
- Two large Bathrooms
- Open Plan Kitchen Dining
- Part Decked Rear Enclosed Garden
- Private Driveway

## Extra info:

- **Property Age:** 10 years
- **Council Tax:** Band e (£2012.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



GUIDE PRICE £350,000 - £370,000.

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## **Ground Floor**

Consisting of an integral garage, large three piece bathroom and cosy bedroom, leading out to a charming enclosed rear garden.

## **Floor One**

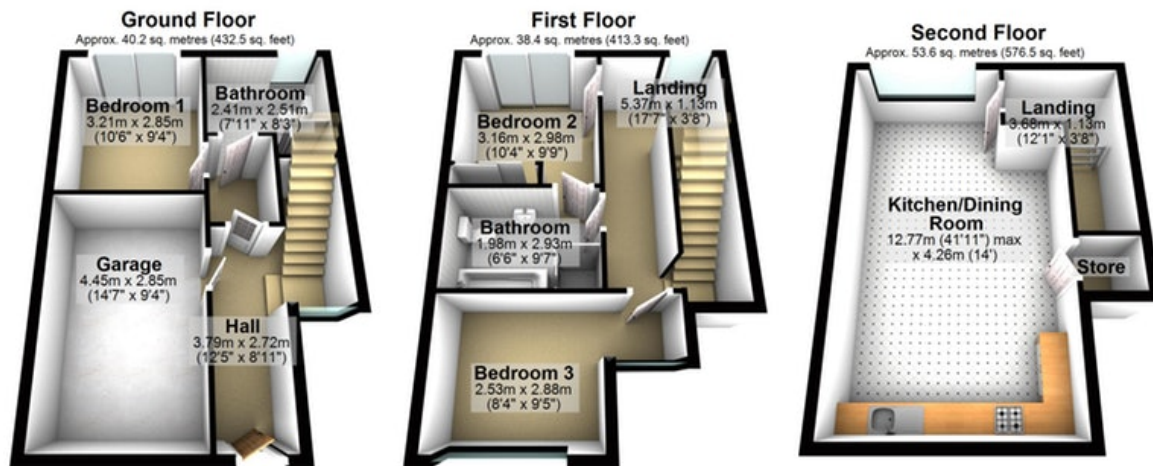
Consisting of two double bedrooms, the master leading out on to a balcony, perfect for those quiet summer evenings with adjoining four piece modern bathroom.

## **Floor Two**

Consisting of a large open plan kitchen dining/lounge with all modern fittings and integrated white goods with a generous sized storage cupboard.

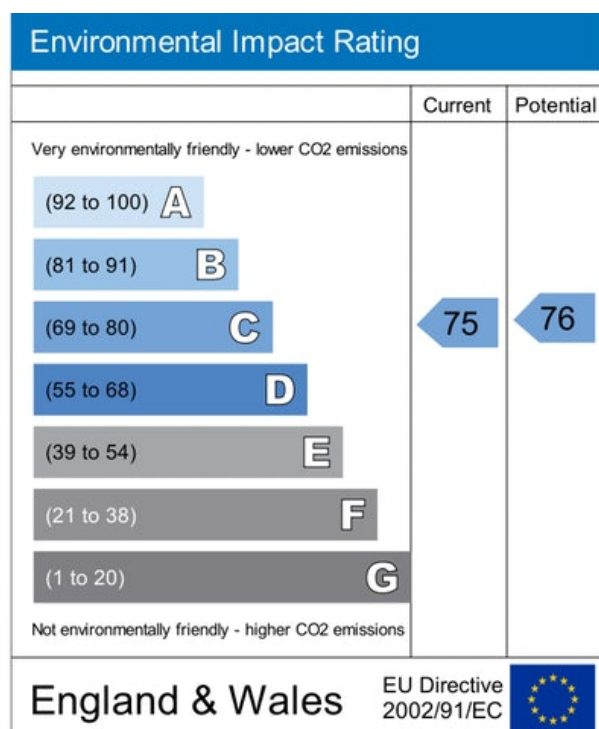
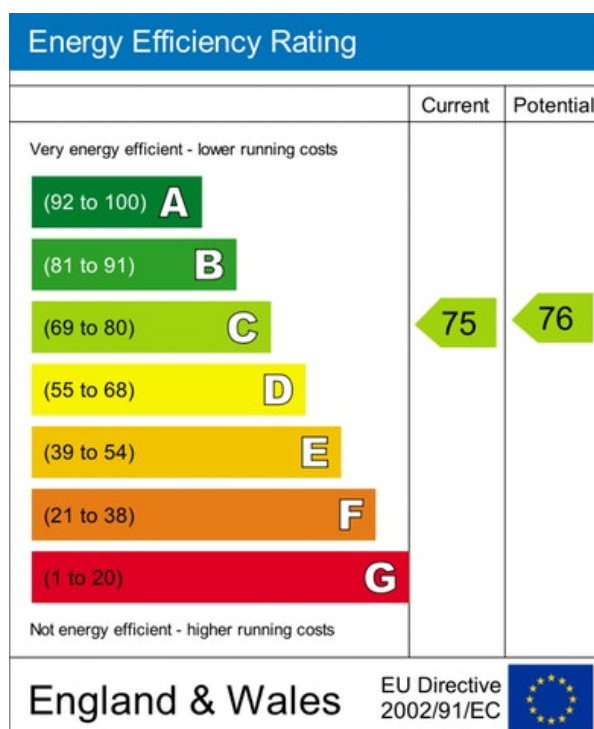
The whole house has plenty of natural light and is an ideal location for professionals working in the Manchester area. The home is also located just 5 minutes from the lovely West Didsbury village with plenty to do from enjoying the boutique bars and restaurants to strolling down the River Mersey. This home truly is stunning and viewings are a must!

## Floor plan:



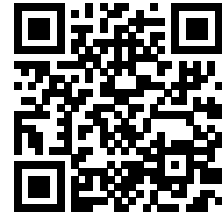
Total area: approx. 132.1 sq. metres (1422.4 sq. feet)

## Energy Performance Certificate:



## MISREPRESENTATION ACT, 1967.

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