jordan fishwick

**WITHINGTON**
Alford Avenue

# Alford Avenue, Withington, M20 1AQ

£375,000

## The Property

A stunning three bedroom extended semi detached property located on a quite residential close, close to local amenities and only a short walk to Withington Village and Withington Metro station. The property has been transformed buy the current owners, comprising: Entrance porch with shoe store, entrance hall, large living area with ample room for dining table, recently fitted dining kitchen with gloss grey fronted cupboards with fitted appliances and French doors leading to paved sitting area to rear, utility room, dressing room and downstairs wc. To the first floor: three spacious bedrooms all with fitted wardrobes/storage and refitted shower room. The property benefits from, fully tiled floors to the ground floor, under floor heating with newly installed boiler, new hardwood internal doors and new external windows and doors, externally wrought iron gates lead to the brick paved driveway with ev charger, to the rear there is a private and enclosed lawned garden with large sitting area, timber store shed and a variety of plants, shrubs and fruit trees. Early viewing essential to fully appreciate.

## Directions

M20 1AQ

- Extended semi detached property
- Three good size bedrooms
- Well planned thoughtful accommodation
- Downstairs wc & separate dressing room
- Fully tiled floors to all downstairs rooms
- Off road parking with EV charger
- Large landscaped gardens
- Quite residential location

Postcode - M20 1AQ

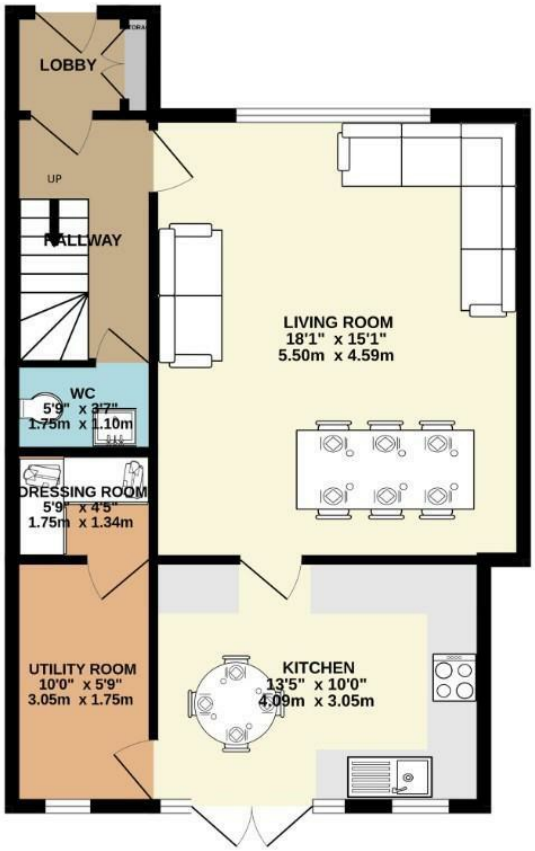
EPC Rating - C

Floor Area - 966.00 sq ft

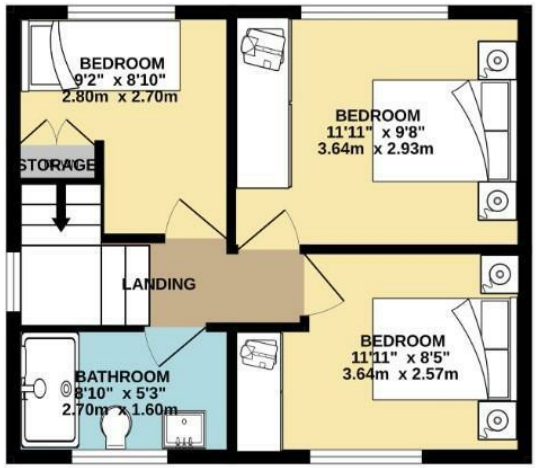
Local Authority - Manchester City Council

Council Tax - A

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.




1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.




TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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