



*jordan fishwick*

23 Delaine Road, M20 4QP  
Guide Price £400,000



## Delaine Road Withington M20 4QP

Guide Price £400,000




An appealing, bay fronted, three bedroom semi detached property with well maintained living space throughout, a generous rear garden, detached garage and a great location, being within easy reach of both Didsbury & Withington. Ready to move into with no onward chain, the accommodation includes two separate reception rooms, a breakfast kitchen extending over 16ft, downstairs WC, three good sized bedrooms and a tiled shower room. Gas central heating is further complemented by uPVC double glazed windows, with other noteworthy features including a front porch and black paved driveway to the front and side.



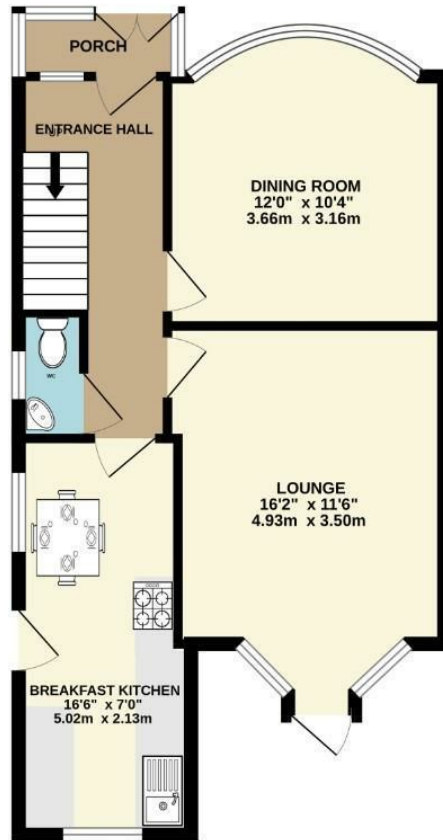
- Traditional bay fronted semi detached
- Well presented throughout
- Three bedrooms
- Two separate reception rooms
- Breakfast kitchen over 16ft
- Tiled shower room & downstairs WC
- uPVC double glazing
- Gas central heating
- Block paved driveway & generous garden
- No onward chain



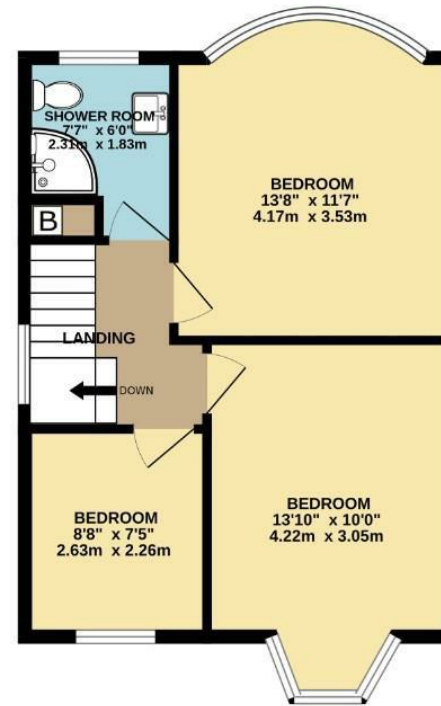
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



GROUND FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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