


jordan fishwick

**WITHINGTON**
Harcombe Road



# Harcombe Road, Withington, M20 4AT

£375,000







## The Property

We are delighted to offer for sale this, EXTENDED, THREE BEDROOM SEMI DETACHED property. Enviably situated between Withington and Didsbury. With the area's main commuter links on its doorstep (including Mauldeth Road train station), this property is ideal for a wide range of purchasers, in particular young families and professionals. Located within the catchment area for popular schools such as St Paul's. Inside, the accommodation comprises in brief: Entrance hallway, dining room with bay window, lounge with patio doors leading to paved sitting area to rear and recently re-fitted kitchen. To the first floor: landing, three generously proportioned bedrooms and a bathroom with white suite and shower over bath. To the front of the property there is a paved driveway providing OFF ROAD PARKING, and GARAGE, while to the rear is a large South Westerly facing enclosed lawned garden with sitting area and mature flower beds. The property enjoys gas central heating and double glazing throughout.

## Directions

M20 4AT



- Semi detached property
- Three generous bedrooms
- Two separate reception rooms
- Extended kitchen
- Off road parking
- Popular residential location
- Detached garage & lawned garden

Postcode - M20 4AT

EPC Rating - D

Floor Area - 1157.00 sq ft

Local Authority - Manchester City Council

Council Tax - C









GARAGE
139 sq.ft. (12.9 sq.m.) approx.

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.




TOTAL FLOOR AREA : 1157 sq.ft. (107.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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