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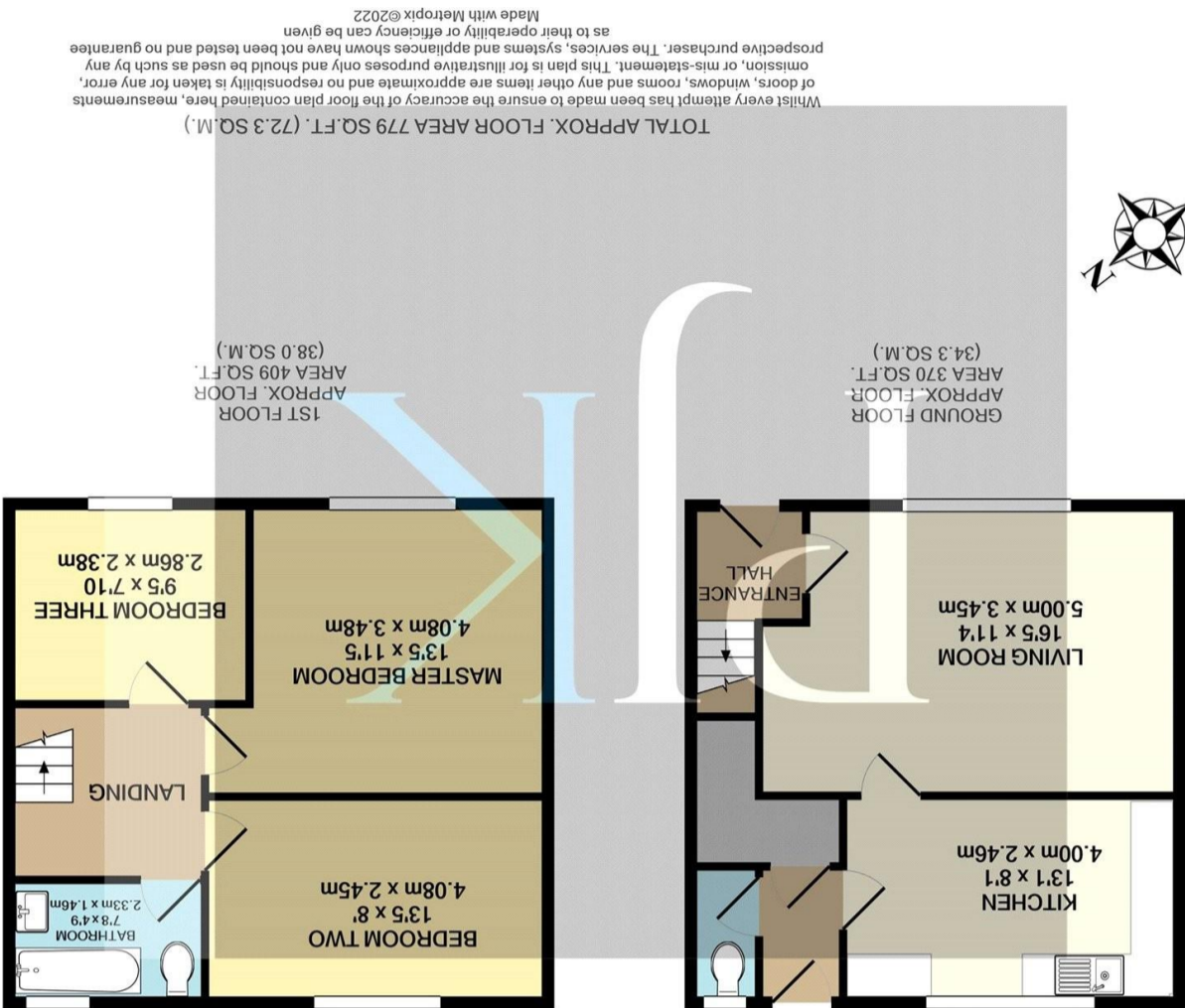
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Energy Efficiency Rating

Potential	Current
80	59

Very energy efficient - lower running costs
A (92+)
B (81-91)
C (69-80)
D (55-68)
E (39-54)
F (21-38)
G (1-20)
Not energy efficient - higher running costs

England, Scotland & Wales
EU Directive 2002/91/EC



PHILIP JAMES
KENNEDY

23 DOVEDALE AVENUE
WITHINGTON, M20 1DP



OFFERS OVER £210,000

A WELL PROPORTIONED, three bedroom mid terrace property situated at the head of a quiet cul-de-sac. within STRIKING DISTANCE of WEST DIDSBURY and WITHINGTON VILLAGES. Offered for sale with NO ONWARD CHAIN. 779 sq ft.

The accommodation consists of an entrance hallway, a bright and spacious living/dining room with a large window overlooking the garden frontage and offering ample space for a dining table and chairs. The sizeable breakfast kitchen is fitted with ample wall and base level units with space for freestanding appliances. There is a rear porch which allows access to the garden as well as the ground floor WC and useful under stairs storage area.

The first floor reveals three well-proportioned bedrooms which are served by a modern bathroom.

The property is approached via a path with an area of garden to the side which has the potential to be changed into a driveway (subject to relevant permissions). The rear garden has a large paved patio area with ample space for garden furniture, a lawn area and two garden sheds. Additionally there is a secure gated passage running between the neighbouring property.

Freehold
Council Tax Band: A
Approx. 779 Sq.Ft

*"A Well-Proportioned
Three Bedroom Terrace"*

