



**Mellington Avenue, Manchester, M20 5NH**  
Manchester

Guide Price  
**£490,000**

JAKS  
& CO

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

Situated on the ever-popular Mellington Avenue, this beautifully presented three-bedroom freehold semi-detached home offers the perfect blend of space, style, and practicality—ideal for growing families and professionals alike.

To the front, the property immediately impresses with its charming bay windows, allowing natural light to flood the main reception room and creating a bright, welcoming atmosphere. The home benefits from two well-proportioned reception rooms, one of which seamlessly flows into the kitchen—perfect for modern living and entertaining.

To the rear, a thoughtfully designed extension enhances the living space, featuring two stunning skylights that fill the area with natural light and create a contemporary, airy feel—an ideal setting for family life or hosting guests.

Upstairs, the property offers two generous double bedrooms alongside a third room, perfectly suited as a nursery, home office, or guest room. A spacious family bathroom completes the first floor, offering both comfort and practicality.

Externally, the property boasts a generous rear garden—ideal for outdoor entertaining, children's play, or simply unwinding. The garden also provides access to a brick-built garage, offering excellent storage or exciting potential for conversion into a home office, gym, or additional living space (subject to necessary consents).

Further benefits include a no onward chain, making for a smoother and quicker purchase.

The location is equally impressive. Positioned within easy reach of Didsbury Village and West Didsbury, the property enjoys access to a fantastic range of independent shops, cafes, bars, and restaurants. Excellent transport links are nearby, including the Manchester Metrolink, providing convenient access into Manchester city centre and beyond.

For families, the property is ideally located close to well-regarded schools such as Didsbury High School and Beaver Road Primary School, as well as beautiful green spaces including Fog Lane Park and Didsbury Park, perfect for weekend walks and outdoor activities.

A Guide Price of £490,000, this is a fantastic opportunity to acquire a spacious, extended freehold home in one of South Manchester's most desirable locations.

Awaiting EPC

Any restrictions with the property? No

Any easements, servitudes or wayleaves? No

Are there any public right of ways? No

Are there any flood defences? No

Has there been any flooding in the last 5 years? No





- Modern Kitchen
- Bay Windows
- Large Garden
- Driveway
- Garage
- Great Location
- Popular Area
- No Chain!







**Jaks & Co**

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