

76 Horton Road, Fallowfield, Manchester, M14 7GB



Offers In The Region Of £240,000

2 1 2 D

VIDEO TOUR AVAILABLE A delightful TWO DOUBLE BEDROOM, period end-terrace property located off Rosendale and Yew Tree Road, in Fallowfield. Ideally positioned near the Fallowfield Triangle, which offers cafés, shops, and convenience stores. Just a short drive from Manchester city centre, the property boasts excellent transport links via nearby bus routes, and is close to Alexandra Park, offering various sports activities, Hough End Leisure Centre towards West Didsbury, and Claremont Primary School. The well-proportioned accommodation is arranged over two floors and, in brief, comprises a welcoming entrance hallway, a dining room to the front aspect, a spacious lounge leading through to the fitted kitchen, which provides direct access to the enclosed rear courtyard garden. To the first floor, the landing provides access to two generous double bedrooms, benefiting from built-in storage, alongside a well-appointed three-piece family bathroom. Further features include gas-fired central heating, together with charming period features, which include cast iron fireplaces in each of the bedrooms and a vintage 'Sheila Maid' drying rack to the landing. Enclosed courtyard-style gardens to both the front and rear, completing this attractive home.





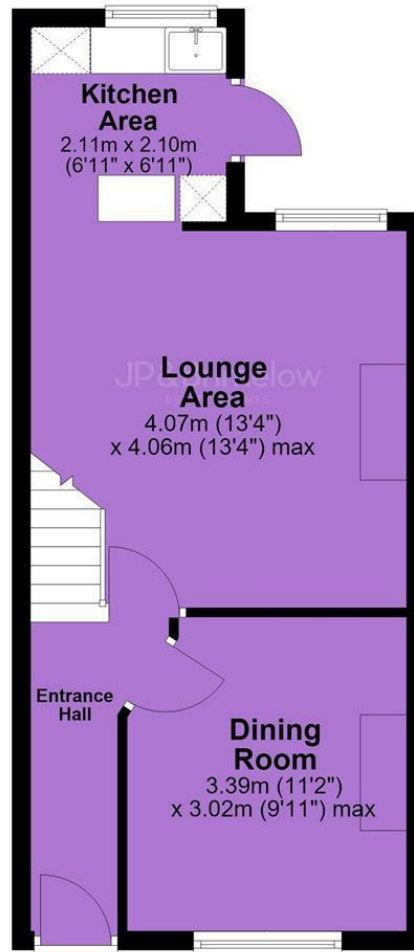
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

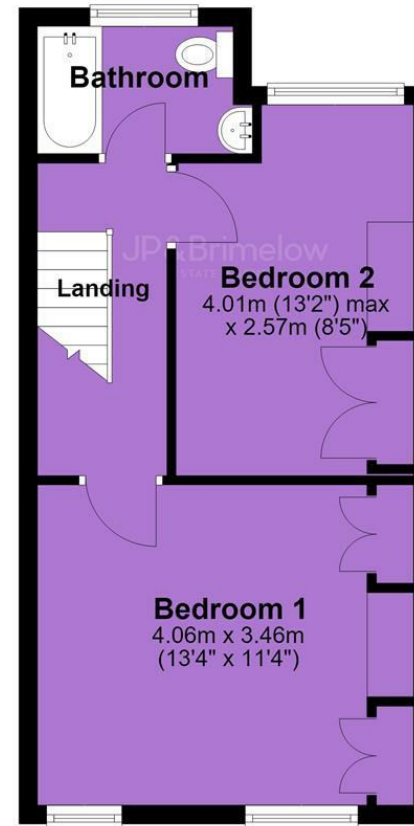


Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow