

12 Regent Avenue, Fallowfield, Manchester, M14 7JQ

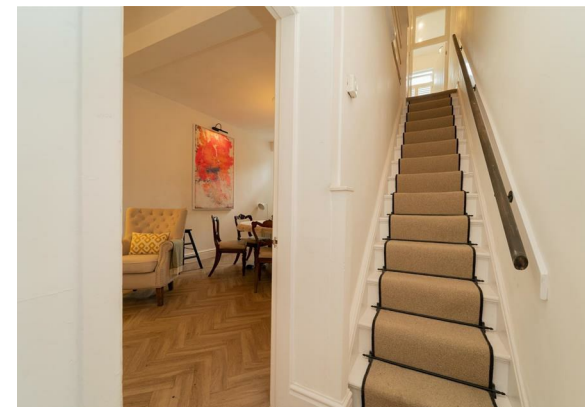


JP&Brimelow
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Offers In The Region Of £235,000



VIDEO TOUR AVAILABLE This stunning TWO DOUBLE BEDROOM mid-terrace property is conveniently located in Fallowfield, close by to a wide range of amenities, Alexandra Park and restaurants on Claremont Road. This thoughtfully designed accommodation features a welcoming entrance hallway, a spacious open-plan lounge with a charming bay window at the front, through to a dining area to the rear, and a fully-fitted modern kitchen with butcher block worktops, fully-integrated appliances including a wine fridge, pull-out larder cupboard and direct access to an enclosed rear courtyard. Upstairs, the landing provides access to two double bedrooms and a three-piece stylish shower room. The accommodation further features a bespoke Chesney's of London fireplace with wood-burning stove, gas-fired central heating with attractive period-style radiators throughout, and newly fitted plantation shutters. The ground floor is finished with contemporary LVT flooring, while the courtyard features stylish grey Indian stone paving. To the upper level, the fully boarded loft provides excellent additional storage and benefits from lighting and a convenient pull-down ladder. This property is just a short walk to several primary schools and enjoys excellent transport connections, to Manchester city centre, Manchester airport, hospitals and universities. A truly beautiful home and OFFERED WITH NO ONWARD CHAIN.





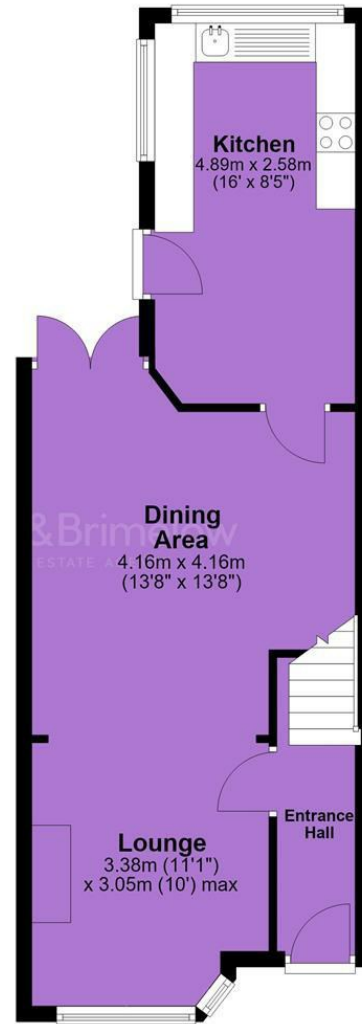
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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



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