30 Alexandra Avenue, Fallowfield, Manchester, M14 7JS



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £225,000

2 1 2

VIDEO TOUR AVAILABLE This TWO DOUBLE BEDROOM end-terrace property is ideally situated in the popular area of Fallowfield. It benefits from close proximity to a wide range of local amenities, Alexandra Park, and a variety of restaurants along Claremont Road. This thoughtfully designed accommodation features an entrance hallway, a spacious open-plan lounge and dining area with a bay window at the front, and a fitted kitchen with access to an enclosed rear courtyard. Upstairs, the landing provides access to two double bedrooms a utility area and a three-piece bathroom. The property further benefits from gas fired central heating, picture railings, stripped and varnished floorboards and a rear enclosed courtyard. Just a short walk to several primary schools and excellent transport connections, to Manchester city centre, hospitals and universities.





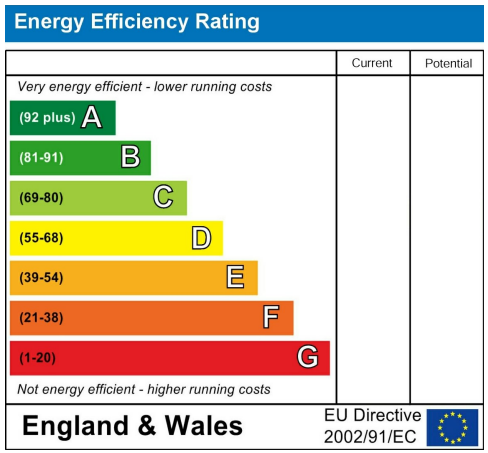








EPC Chart

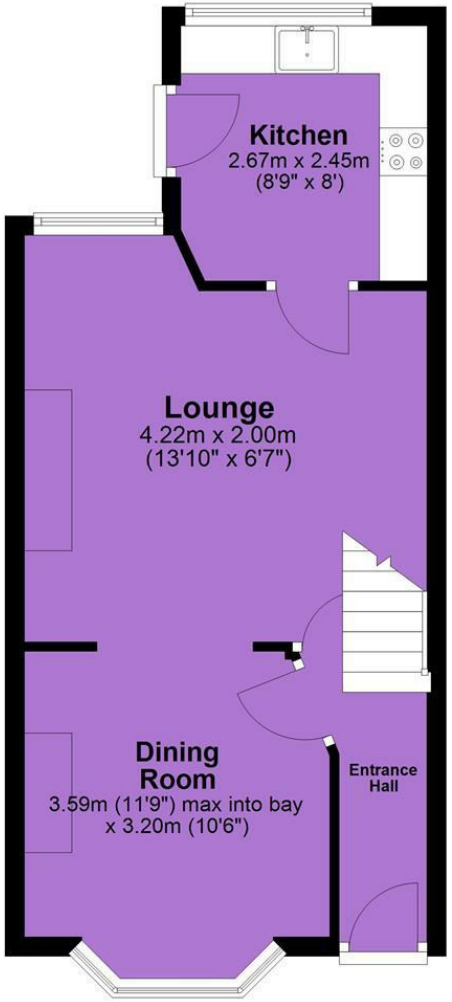




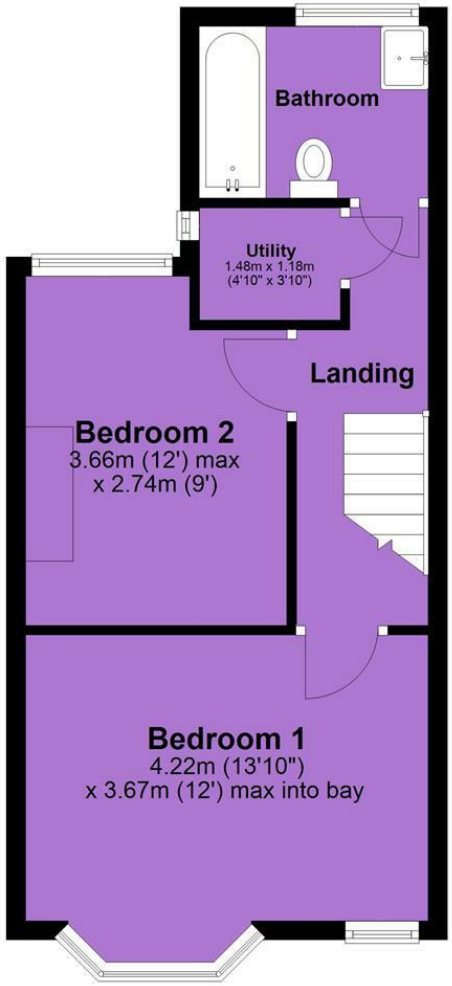


Tenure: **Freehold** Council Tax Band: **A**

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

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 face 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.

JP&Brimelow
ESTATE AGENTS

jpandbrimelowestateagents
@jpandbrimelow