

47 Haydn Avenue, Rusholme, Manchester, M14 4DJ

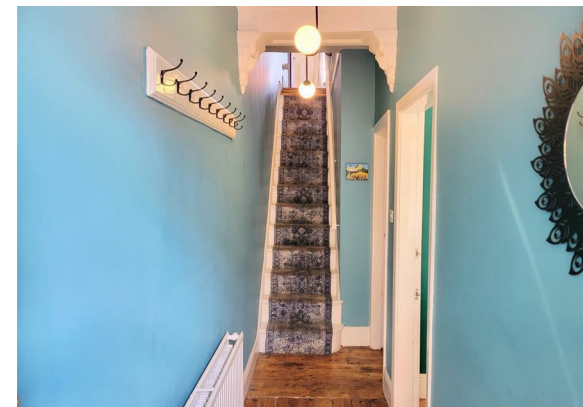


JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £250,000

 3  1  2  c

VIDEO TOUR AVAILABLE An attractive and stylishly presented, THREE BEDROOM, mid terrace property. This Victorian period bay fronted property is located on a quiet and leafy road in Rusholme. This excellent location is just around the corner from Whitworth Park, home to the renowned Whitworth Art Gallery, its popular café, and playground. Walking distance to the Manchester Museum, recently crowned European Museum of the Year. Excellent access to public transport, the universities, hospitals, and city centre. A short walk from: local shops, schools, gyms, swimming pools and green spaces. In brief the property consists off; an entrance hall, a delightful lounge with a feature fireplace, and bay window. A large modern fitted kitchen, with lots of storage and integrated appliances. A dining area with access to the kitchen and access to the fully enclosed rear garden, which has an outhouse including a working lavatory which completes the ground floor. To the first floor there are three good sized bedrooms and a white three-piece bathroom suite. The property benefits from gas fired central heating, double glazing, high ceilings, stripped and varnished floorboards, and a rear enclosed garden. This house has been fully modernised but many of the original period features remain.





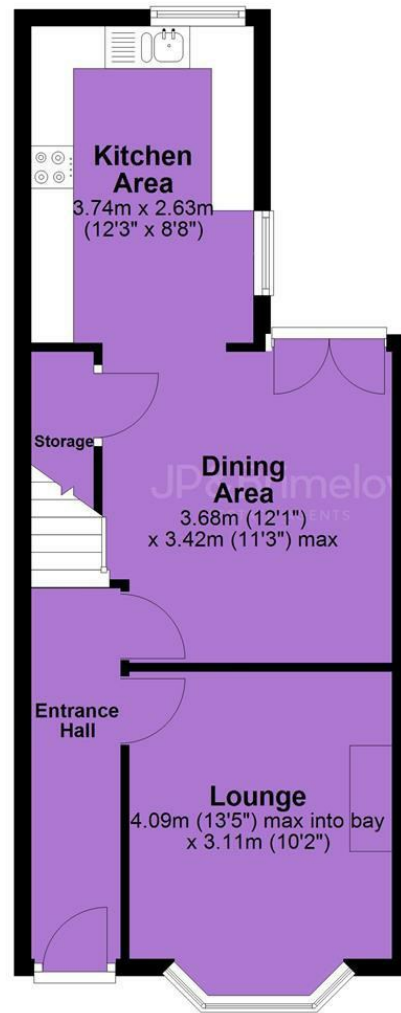
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		



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

Ground Floor



First Floor



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