

47 Bilsborrow Road, Fallowfield, Manchester, M14 7TH



**JP&Brimelow**  
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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious & immaculately presented, FOUR DOUBLE BEDROOM property. Located in Fallowfield just a short drive from Manchester city centre, fantastic transport links on Princess parkway, close to Alexandra Park with a selection of sports activities, Hough End leisure centre in the direction of West Didsbury and Divine Mercy Primary School just a minutes' walk away.

In brief the property consists of; an entrance hall, a W.C, a useful storage cupboard, an open plan lounge/ kitchen/ dining room which has views and access out into the rear garden.

Stair's leading to the first-floor landing reveal a storage cupboard, a large principal bedroom, an additional double bedroom and a 'jack & jill' three-piece en-suite bathroom.

To the second floor there are two further double bedrooms, a white three-piece bathroom suite, and access out onto a generous balcony area.

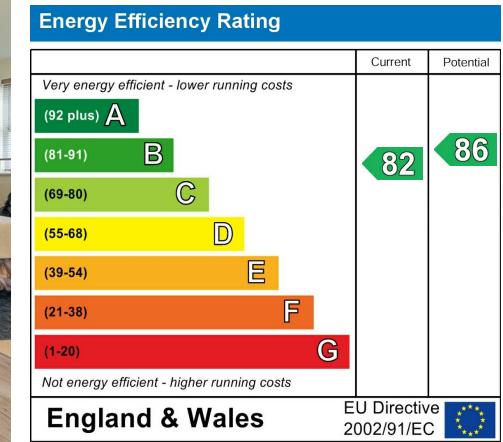
The property benefits from gas fired central heating, high ceilings, a drive way providing off road parking complete with an EV charge point, and a rear enclosed garden.

£350,000





### EPC Chart



Tenure: Leasehold    Council Tax Band: C

First Floor



Ground Floor



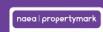
Second Floor



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