

47 Bilsborrow Road, Fallowfield, Manchester, M14 7TH



**JP&Brimelow**  
ESTATE AGENTS





4 3 2 B

\*\*\*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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Tenure: Leasehold Council Tax Band: C

### First Floor



### Ground Floor



### Second Floor



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