

8 Colgate Crescent, Fallowfield, Manchester, M14 6FN

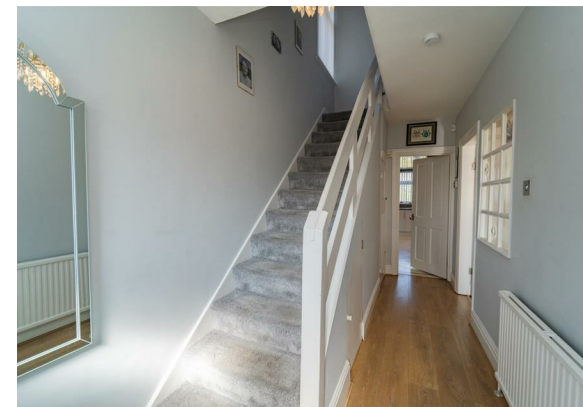


JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £350,000


 3  1  1  C

VIDEO TOUR AVAILABLE A traditional bay fronted THREE BEDROOM semi-detached property located on a popular residential road in Fallowfield off Victoria Road. Offering easy access to Withington Village, Princess Road and the cafes, restaurants and bars positioned on Wilmslow Road. In brief the property consists of; An entrance hall with useful understairs storage cupboard, a through dining room/ lounge area with patio doors leading out into the rear enclosed garden. A fitted kitchen completes this floor. Whilst to the first floor there is a landing leading to three bedrooms, the principle benefitting from built in wardrobes and a bay window. A white three-piece bathroom suite completes this delightful home. The property also benefits from being gas central heating, a block paved driveway providing off road parking to the front aspect and a good sized enclosed lawned rear garden.





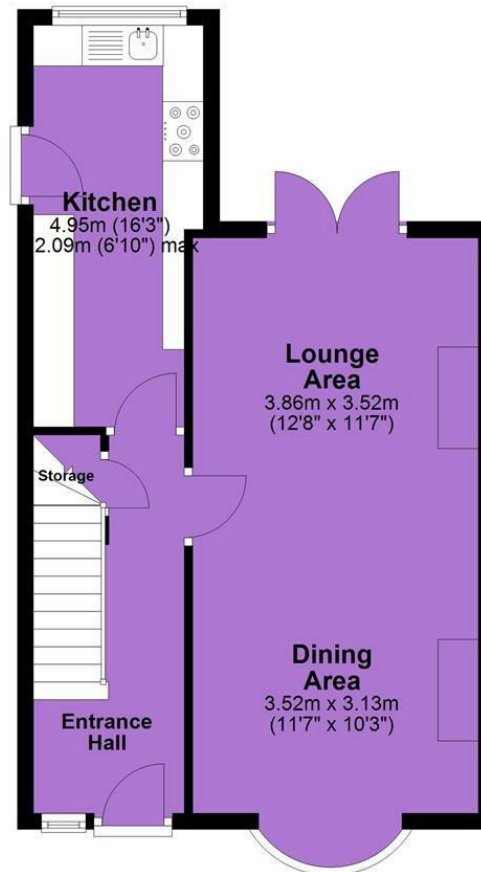
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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		
England & Wales	EU Directive 2002/91/EC 	

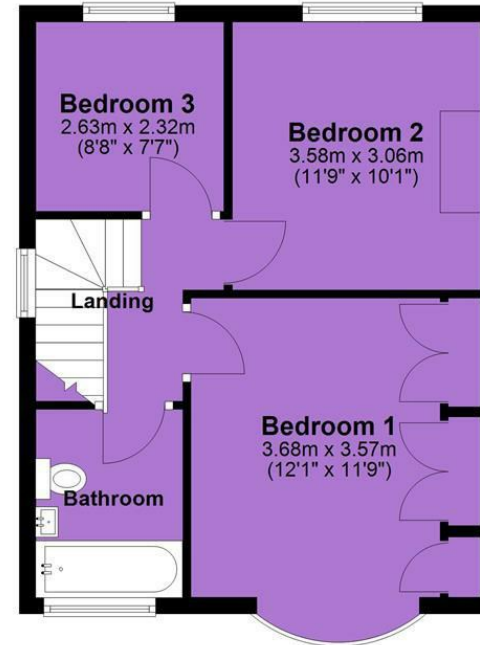


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



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