

115 Old Hall Lane, Fallowfield, Manchester, M14 6HL



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VIDEO TOUR AVAILABLE An attractive and imposing THREE BEDROOM bay fronted semi-detached property positioned off Wilmslow Road overlooking Manchester Grammar School playfields. IN NEED OF COSMETIC UPDATING THROUGHOUT.

Located near Platt Fields Park, close to fantastic transport links, creating easy access to Manchester city centre and Manchester airport. Nearby to both Rusholme and Longsight high streets with a selection of restaurants, café and grocery stores.

This well-planned accommodation comprises; porch, entrance hallway, lounge with a bay window to the front aspect, dining room with a access out into the rear garden, a breakfast room with a downstairs W.C and a fitted kitchen completes the ground floor.

To the first floor there is a landing leading to three bedrooms, a separate W.C and a two-piece bathroom.

The property benefits from being warmed by both gas central heating and electric heating, high ceilings with ceiling coving, featured glazed windows, a paved driveway with double gates leading to a further driveway with a brock build garage, a good sized enclosed lawned garden with timber panelled fencing with the neighbouring properties.

OFFERED WITH NO VENDOR CHAIN.


Early inspection is highly recommended due to the location and space available.

£450,000





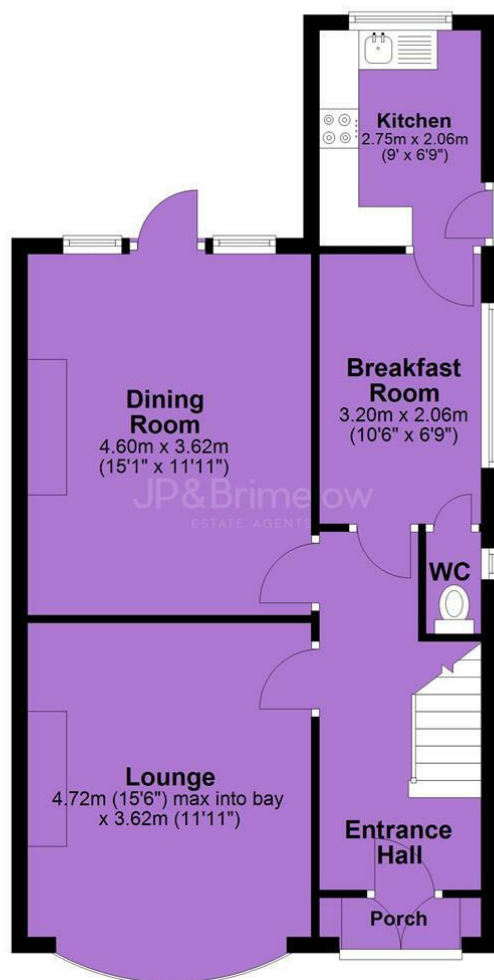
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

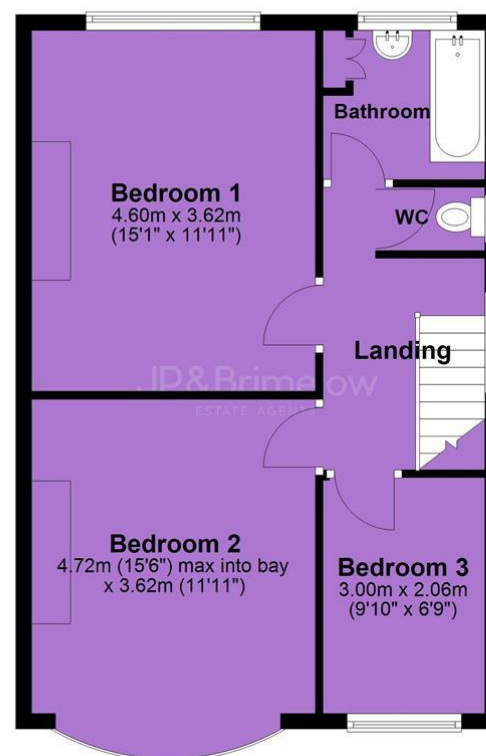


Tenure: Freehold Council Tax Band: D

Ground Floor



First Floor



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